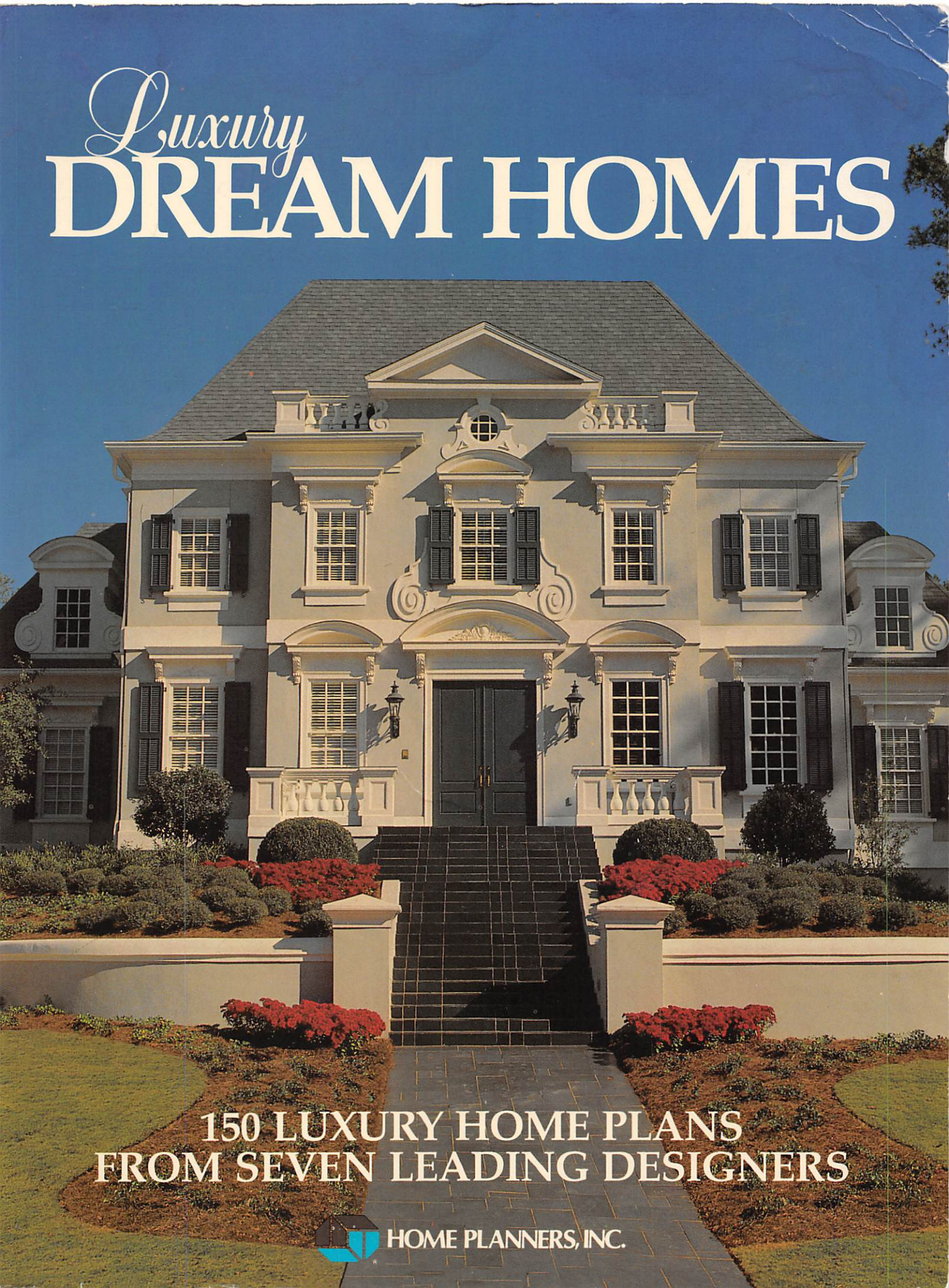
Luxury DREAM HOMES



150 LUXURY HOME PLANS FROM SEVEN LEADING DESIGNERS

HOME PLANNERS, INC.

Luxury DREAM HOMES

HOME PLANNERS, INC.

Edna Buschow Memorial Library
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BY HOME PLANNERS, INC.

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FINDING THE BEST LUXURY HOME PLANS

This book has a very simple premise: to collect some of the finest and most interesting luxury home plans from leading designers and architects across the country and make them available to you.

To do this, we at Home Planners had to overcome several obstacles. First, although there are a number of architects and designers of luxury homes in this country, many of them are unable to share their custom designs on a repeat sales basis. Therefore, the first assignment was to find sources of good design willing to make plans available so you can build these houses wherever you choose.

Our search led us to firms such as Fillmore Design Group and Larry W. Garnett & Associates, both of which make a business out of creating and selling "predesigned" home plans. These companies, as well as our own firm, have been supplying construction drawings on a stock basis for a number of years. However, to balance the book, we also sought out newer emerging design firms, such as Texas Home Design and Design Traditions. Although not primarily organized to supply stock plans, these companies do make designs available to consumers and often bring a freshness and creative zest unique to our business.

The second task — although it turned out to be a pleasant one — was to actually select the designers. During this process, we looked for plans that exhibited design integrity, architectural balance and proportion, and attention to detail. The exterior style of the houses had to be bold and forthright — not always impressive or overwhelming — but strong and distinctive enough to make a statement.

On the inside we insisted that the homes must deliver a high level of luxury and elegance, no matter what their size. Particular attention was given to kitchens and gathering areas designed for entertaining, foyers that receive visitors in style and guest suites that house visitors comfortably. Of utmost importance was the master bedroom and bath. We figured that if the owners of the house were not sufficiently pampered, then the home would never quite measure up to their expectations of luxury.

The final objective was a practical concern for diversity. To satisfy the needs of home planners and builders around the contry, we wanted plans with architectural contrast and variety. We purposefully chose designers in different parts of the United States whose plans exhibited regional differences and local charm. As it turned out, Texas yielded more than its fair share of contributors, but both East Coast and West Coast are represented.

Although we sorted through a number of portfolios with the above criteria in mind, we can't claim entire objectivity. We admit to a certain amount of subjective influence. There are some plans or designs we simply loved and there's no use trying to explain it.

In any event, the seven final candidates are presented here for your viewing and pleasure. Our own company is among them, because, frankly, we feel that our plans are some of the best luxury designs available anywhere. But there are also six other outstanding designers and architects

whose homes are worthy of your consideration. Please read the "profile" at the begining of each section to gain insight into the designer's philosophy, then let the plans tell the rest of the story. We can't imagine looking through the book and not finding a home that will absolutely enthrall you.

Lastly, remember that for each home in this book, the designer offers a complete set of construction drawings. This means that these houses are not just design exercises or flights of imagination — each one can actually be built from blueprints supplied by the designer! Refer to the blueprint package information at the end of each design section and then order the blueprints you need on page 187. The prices charged for these plans are far less than the original design fees of any of these professionals, so you're getting a tremendous bargain.

We wish you total enjoyment as you browse through this book and hope you find success in identifying and building your luxury dream home!

Rickard Bailey, President
Home Planners, Inc.

WHAT IS LUXURY?

Since this book carries the title, Luxury Dream Homes, *a very appropriate question might be: "What exactly* ***is*** *luxury?" Attempting to define* ***luxury*** *may be as difficult as trying to explain* ***dream****, the other adjective in the title. One person's dream may be another person's nightmare and consequently "luxury" to one may be simply "getting by" to someone else. But, regardless, certain standards were applied when choosing the designs for this book.*

SIZE

The houses in this book range from 2,259 to 7,702 square feet. While bigness alone does not guarantee luxury, in general luxury houses are more expansive than average because it takes more room to include more amenities. Therefore, by any standards, the 7,282-square-foot Baronial Tudor of Home Planners on Page 71 is a BIG luxury house. Arranged in this commodious space are five bedrooms and seven baths, plus living room, media room, dining room, breakfast room, butler's pantry, exercise room, music alcove, telephone center, etc, etc. As this plan demonstrates, there is no substitute for space.

However, living can also be luxurious in a smaller, more compactly designed space. Witness the 3,443-square-foot Brick Traditional by Larry Garnett & Associates on page 29. This four-bedroom, four-bath home sports a separate study, step-down living room, raised-ceiling dining room and a beautiful solarium with wet bar. Upstairs, the master suite includes an adjoining sitting area and media center and a master bath with tub, shower and window seat. No matter how you cut it, this home showers its owners with luxurious amenities.

SCALE AND VOLUME

Another factor related to size, but quite different in its way, is the scale or volume of a house. Normally, we associate luxury with large or even grand scale, but sometimes good designers can trick our eye into believing that a home is bigger or more grand than it actually is.

A master at this is Ronald Ray Holley of Texas Home Design who achieves the impression of great scale and volume without excessive square footage. Notice how the steeply pitched roof lines and two-story windows of Plan EG716 on page 171 greatly enhance the grandeur and impact of this 4,052-square-foot home. One would swear by looking at the outside that the home was 6,000 square feet or more.

An even more impressive example from Holley's collection is Plan EG713 on page 165. This 2748-square-foot home will have a "presence" on any street far more comanding than its living area would dictate. Again, the secret is dramatic roof pitches, tall two-story porticos and the sheer height of the home.

ARCHITECTURAL DRAMA

Luxury housing is almost always associated with "custom" design, meaning that a truly fine, upscale house is usually custom-designed for its site. However, in this book, we've purposefully selected a number of plans

that have very interesting architectural features and will add drama to virtually any piece of property.

Two outstanding examples, both by Victor Mirontschuk of EDI Architecture, are shown on pages 111 and 103. Inspired by the Prairie School, EB216 has a larger-than-life quality throughout the whole house, emphasized by a dramatic balcony with swept-wing roof overhang. Plan EB212, influenced by French and Flemish designers, is a study in continental romance and elegance, with its tall entry doors, French windows and spire-like chimneys. Because of inherent architectural qualities, either of these houses will show off a property, making it look custom estate-like and splendidly "luxurious".

ATTENTION TO DETAIL

In many cases, the difference between an outstanding house and a so-so house is not size, siting or even style. It's the attention to detail given by the designer and the craftspeople who build it. This most often shows up in exterior ornamentation, especially windows, cornice-work and entry details, as well as fine interior work.

Two quite divergent but equally detail-minded designers are Stephen Fuller of Design Traditions in Atlanta and Loree Lord of Northwest Home Designing in Tacoma. Relatively new to the stock plan business, Design Traditions is capturing the public's fancy with a series of beautifully ornamented, European-inspired homes. Some of these plans, such as EA110 on page 119 and the cover of this book, appear as if they've been transported directly from the shores of the Mediterranean and are reminiscent of the finest old-world craftsmanship.

Northwest Home Designing, with its interesting blend of classical details and casual Northwest building materials, makes impressive statements with shake-roof brick, wood and stucco homes. Notice the finely detailed dentils and pillars of Plan EF607 on page 149, which in spite of its Southern Colonial heritage is perfectly at home in the woods of the north. Plan EF602 on page 160, with its carefully balanced Victorian rooflines and intricate woodwork, makes a welcome contribution to neighborhoods in any region or climate.

OUTSTANDING INTERIOR AMENITIES

Although we've been talking mainly about exterior features thus far, probably the most distinguishing characteristic of an upscale home is the extra amenities it offers inside. Few people would dispute the need to give special attention to key rooms to make a house luxurious.

One of the most sought-after features in a fine home is a large, well-appointed master suite. Nothing speaks opulence more than the ability to retire to your own private oasis of comfort. Most of the homes in this book were chosen with this in mind. However, a few are worth pointing out as exceptional examples. Notice the superb seclusion offered by Home Planners Plan EE512 on page 67 with its self-contained spa/exercise area, bath,

shower, His and Hers closets and master bedroom with beehive fireplace. Or the interesting angles, exceptional layout and kingly closet of Texas Home Design's Plan EG709 on page 175. Or the gracious formality and symmetry of Fillmore Design Group's Plan EC307 on page 55, with its spacious bath and vaulted bedroom ceiling.

Another area that must be blue-ribbon quality in a luxury home is the kitchen/family or kitchen/entertainment areas. With much of family life centered around the kitchen — and with weekends spent entertaining and cooking for guests — this area of the home has become larger, more versatile and more ***accessible*** *to all members of the household, including visitors.*

Consequently, designers are giving much more attention to superbly functional and aesthetically pleasing kitchens. Witness Larry Garnett's outstanding kitchen/family room/solarium grouping for Plan ED404 on page 37. Or Northwest Home Designing's beautiful octagonal kitchen/nook/dining combination for Plan EF608 on page 154. EDI Architecture even allows its kitchen to open via a generous pass-through to an expansive living area in Plan EB211 on page 94.

Another space that sets off a luxury home — in fact, heralds it to arriving guests — is the formal entry or foyer. In recent years, this area has returned to a position of prominence and more fanfare is being given to foyers, staircases and the "grand first impression".

No one does this better than Texas Home Design, whose houses are studies in entrance one-up-manship. Notice the majestic two-story glassed foyers of Plan EG714 on page 167 and Plan EG716 on page 171. Let yourself be transported to Tara or some other southern mansion as you experience the double curving staircases of Plans EG718 and EG709 on pages 174 and 175.

There are other elements that make certain plans luxurious by nature — some not as grand or immediately apparent as the ones cited above. As examples, consider the semi-circular tavern in the lounge area of Home Planners Plan EE506 on page 68; or the media center with built-in seating for Larry Garnett's plan ED404 on page 37. These are design touches that will prove their value day after day.

Last but not least, as an exercise in pure luxury, study EDI Architecture's Plan EB202 on page 110. Designed for a couple that loves to entertain and enjoy the good life, this 2-bedroom plan offers the utmost in grand arrival areas, elegant reception rooms, space for cooking and serving meals to any number of guests, and privacy for the owners. Although obviously specialized, this plan epitomizes the elements of luxury, grandeur, largess and style.

Much more could be written about what makes these plans luxurious. But, by now, we're sure you have your own ideas. It's your turn to leaf through these pages, find your own definition of luxury and decide which house is just right for you.

COMFORTABLE, TRADITIONAL HOMES

Larry W. Garnett & Associates, Inc. of Pasadena, Texas, began designing homes for Houston-area residents in 1977. For the past nine years, Garnett & Associates has been marketing designs nationally to both individuals and builders and the company's houses have now been built throughout the United States, and in Canada, Australia, and Ireland.

"While our Victorian-inspired designs have received a great deal of attention over the past few years, we actually offer several other styles of home plans," explains Larry Garnett. "Essentially, all of our homes feature exteriors that are influenced by the traditional architecture of the past. The comfortable, well-proportioned residences built in many of our cities and towns from 1895 until 1940 provide inspirations for most of our designs. Steeply pitched roofs, massive chimneys, numerous multi-paned windows, and elegantly detailed brickwork are characteristics of our designs. These classic exteriors, rich in tradition and romantic heritage, are combined with interior plans that offer the ultimate in luxury and convenience."

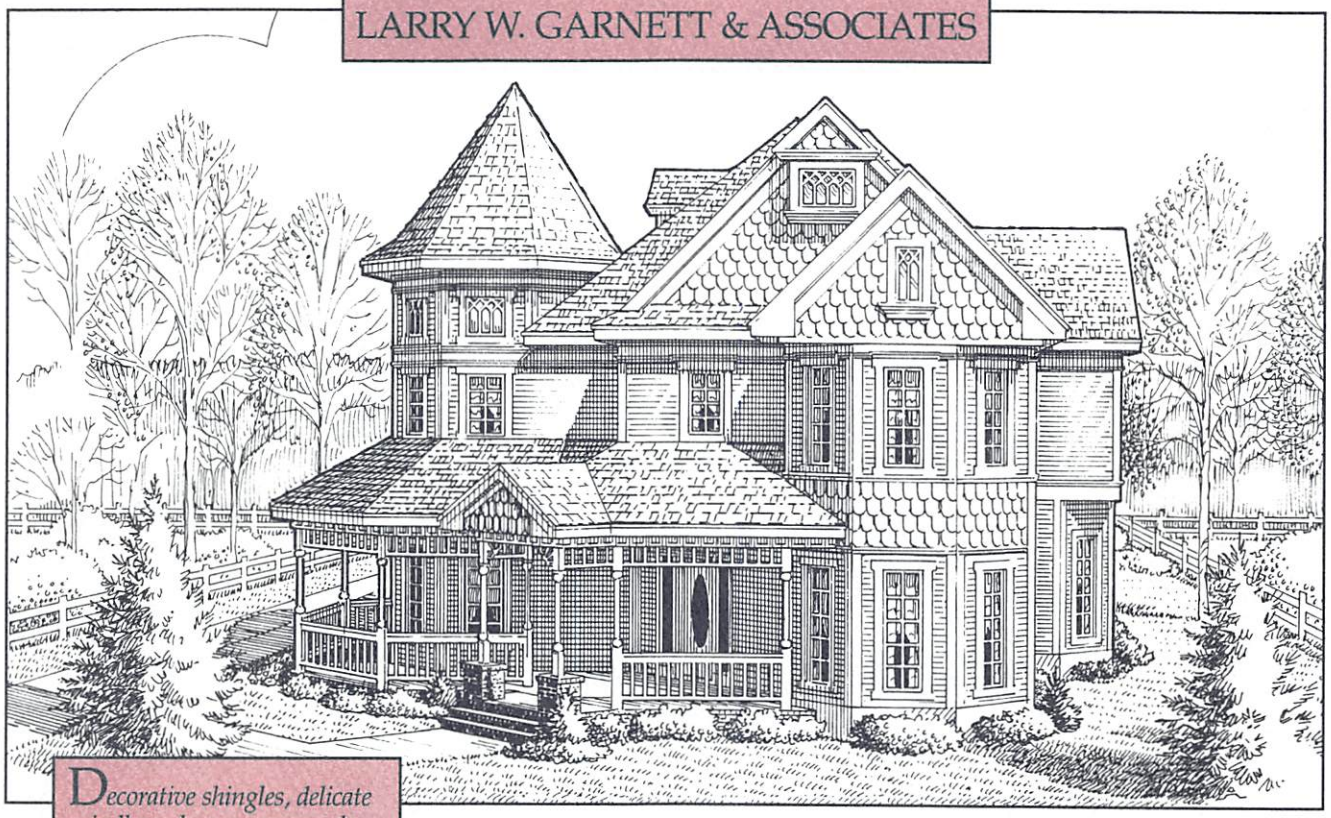
A member of the American Institute of Building Design, Garnett & Associates has received numerous awards from the Texas Institute of Building Design, including several first place awards for planned developments and builders' model homes. The firm recently received an award from the American Institute of Building Design for a custom home in Nashville.

In March 1985, the Wall Street Journal Report, a syndicated television program, featured Garnett & Associates on a segment involving the increasing popularity of new Victorian homes and the availability of stock plans and designs for such homes. Recently, the company had the opportunity to design a twelve-home historic Hawaiian development in Kailua, Hawaii. This award-winning project features architecture that was popular in Hawaii in the early 1900s.

The company's plans have been published in such magazines as House Beautiful, Country Living, Home, *and* Professional Builder. *Garnett's Victorian-inspired designs are featured each month in a regular column in* Victoria *magazine.*

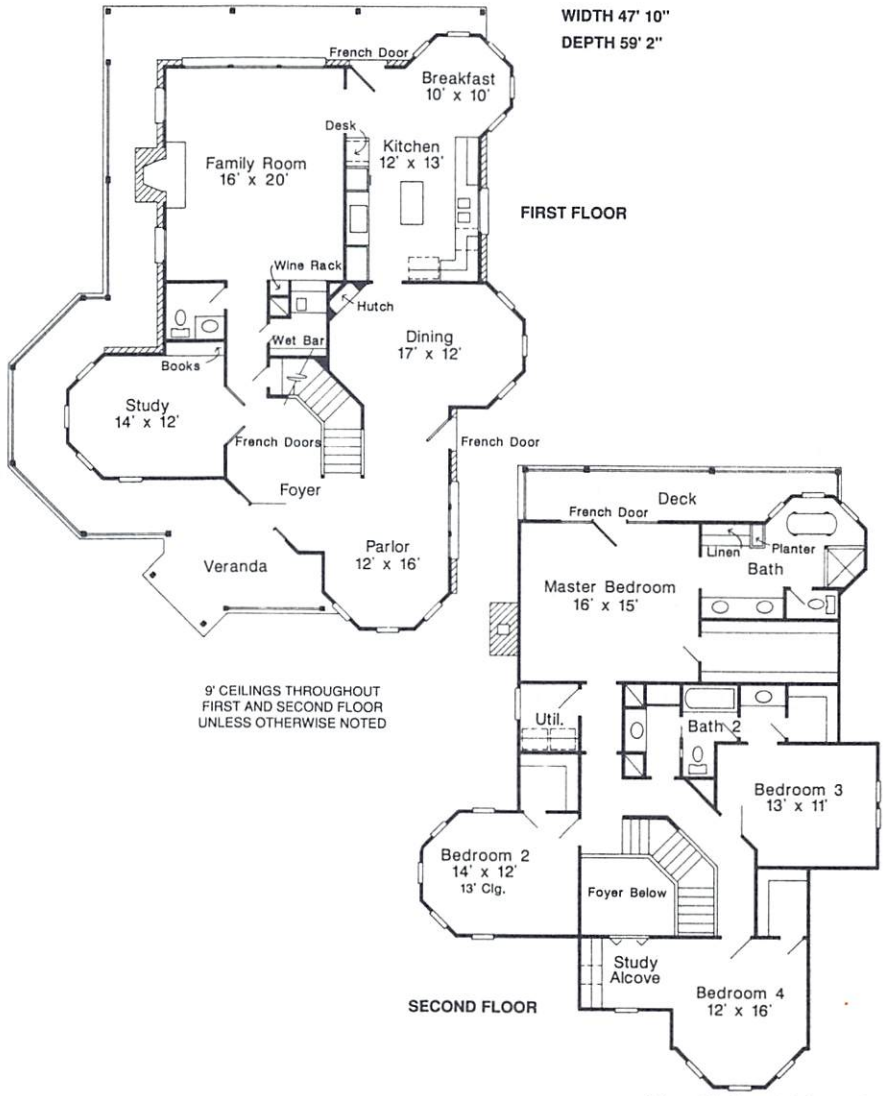
Comments Garnett: "Predesigned house plans have been available since before the turn of the century. At that time, they provided one of the few sources for well-designed homes. Today, our firm, along with several other well-respected design companies, continue to offer valuable and economical service to individuals and builders who are searching for quality designs."

LARRY W. GARNETT & ASSOCIATES



Decorative shingles, delicate spindlework, a wraparound veranda, and an elevated turret are exterior features reminiscent of the "Queen Anne" Victorians built at the turn of the century. The angled entry opens to a parlor with expansive windows and a French door. The formal dining room features a built-in hutch. Double French doors open from the foyer to the impressive study which sports built-in bookshelves. The spacious family room with fireplace and wet bar is an ideal entertainment center. The kitchen features a work island and overlooks the octagon-shaped nook. Upstairs, the master bedroom has a walk-in closet and French doors which lead to the deck. The distinctive bath has a bay-windowed tub area and glass-enclosed shower. Blueprints include plans for a two-car detached garage.

DESIGN: ED411
BEDROOMS: 4
BATHROOMS: 3
FIRST FLOOR: 1565 Sq. Ft.
SECOND FLOOR: 1598 Sq. Ft.
TOTAL: 3163 Sq. Ft.
PRICE: $225.00



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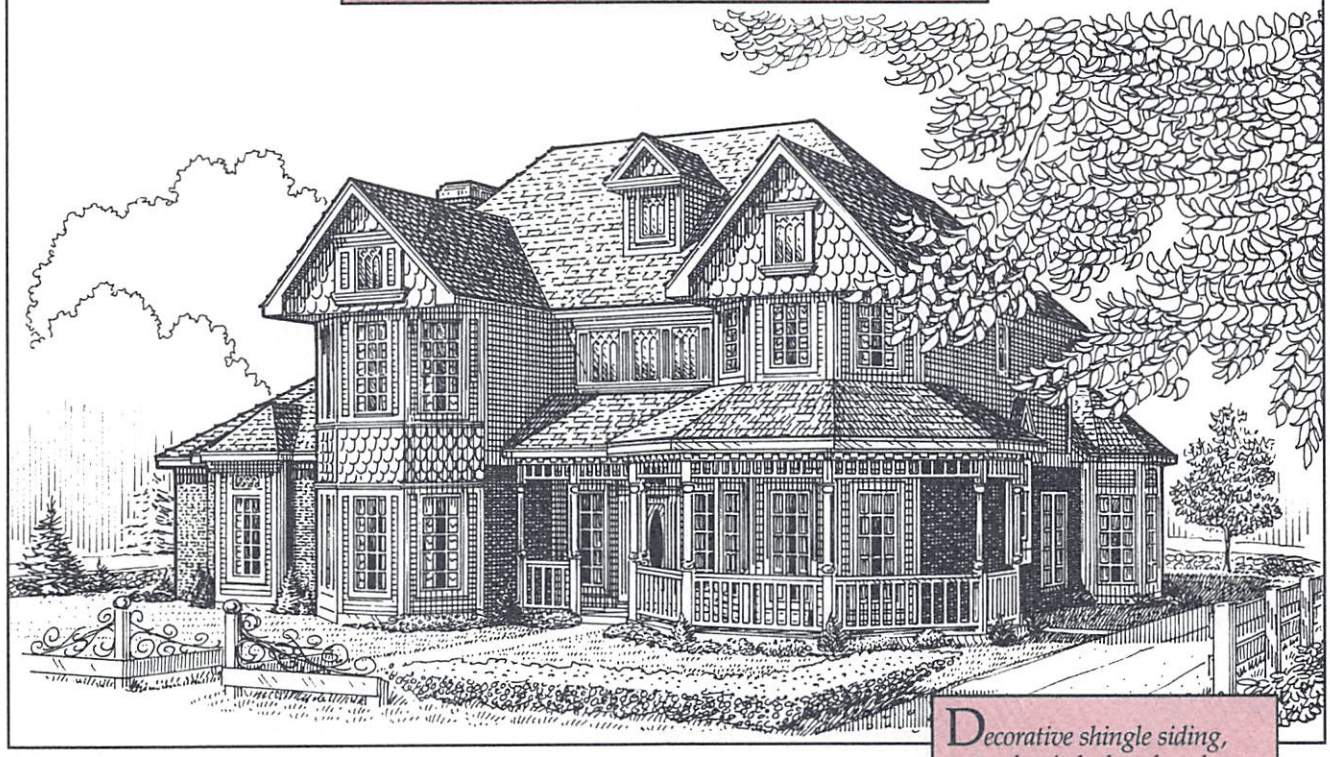
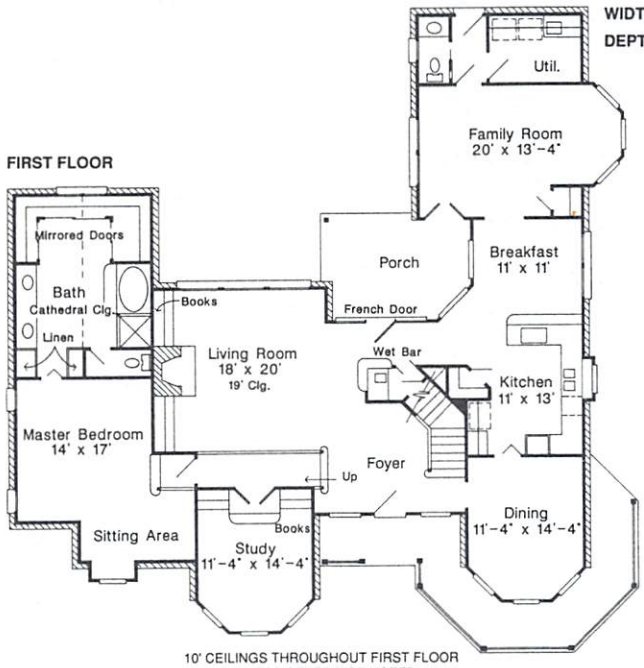


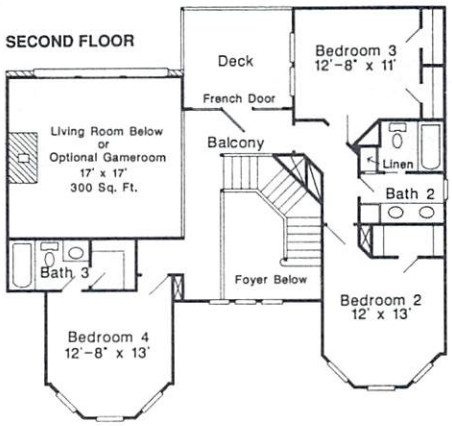
WIDTH 62' 6"
DEPTH 65' 4"

FIRST FLOOR



10' CEILINGS THROUGHOUT FIRST FLOOR
UNLESS OTHERWISE NOTED

SECOND FLOOR



8' CEILINGS THROUGHOUT SECOND FLOOR
UNLESS OTHERWISE NOTED

Decorative shingle siding, a steeply pitched roof, and a dominant front veranda create a charming turn-of-the-century exterior. The magnificent foyer offers a view of the two-story living area with floor-to-ceiling glass at the rear. A raised walkway with half wall allows for furniture placement in the living room while providing a dramatic entry to the master suite and the study. A cozy sitting area and luxurious bath create a private master retreat. The kitchen offers a walk-in pantry and overlooks the breakfast room and covered porch. On the second floor, a balcony walkway overlooks the living room and foyer. Blueprints include plans for a two-car detached garage.

DESIGN: ED401
BEDROOMS: 4
BATHROOMS: 4
FIRST FLOOR: 2254 Sq. Ft.
SECOND FLOOR: 928 Sq. Ft.
TOTAL: 3182 Sq. Ft.
PRICE: $225.00

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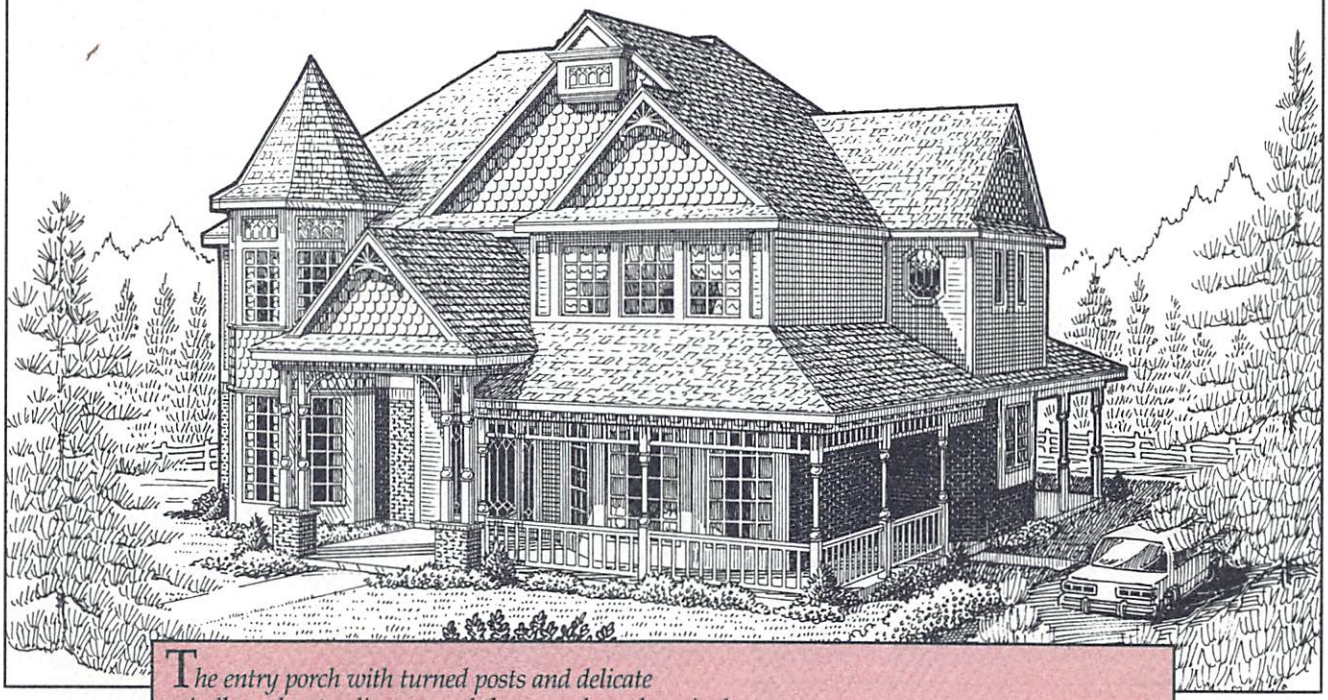
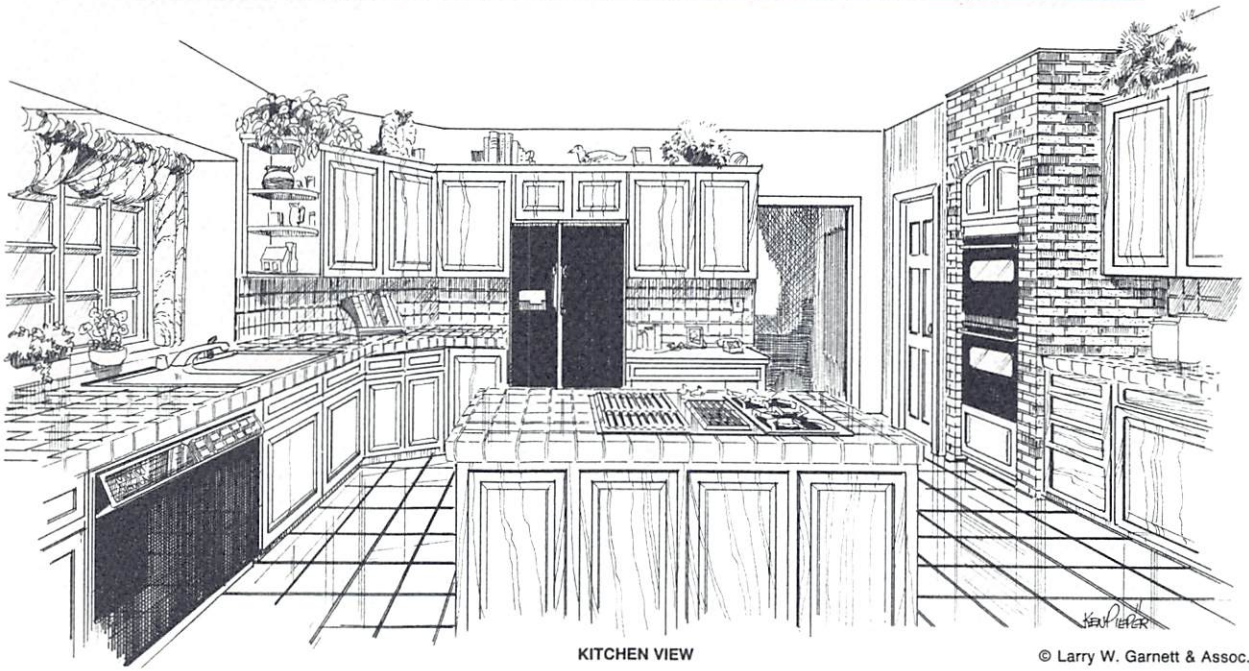


The entry porch with turned posts and delicate spindlework extending around the veranda and a raised turret with lead glass windows recall the grand Victorians of the late 1800's. The dramatic two-story foyer leads to the study and living room; both feature convenient built-in cabinets and bookcases. The family room offers a wet bar, media center, and game area with 10' octagon-shaped ceiling. The kitchen is a gourmet's delight with an island cooktop, walk-in pantry, and brick-inset oven. French doors open onto the rear porch from the breakfast area and the family room. A 10' octagon-shaped ceiling and leaded glass windows define a cozy sitting area in the master suite while stained glass above the oversized tub and a mirrored dressing alcove are distinctive features of the master bath. A two-car detached garage design is included with the blueprints.

DESIGN: ED413
BEDROOMS: 3
BATHROOMS: 3
FIRST FLOOR: 1907 Sq. Ft.
SECOND FLOOR: 1367 Sq. Ft.
TOTAL: 3274 Sq. Ft.
PRICE: $225.00



KITCHEN VIEW

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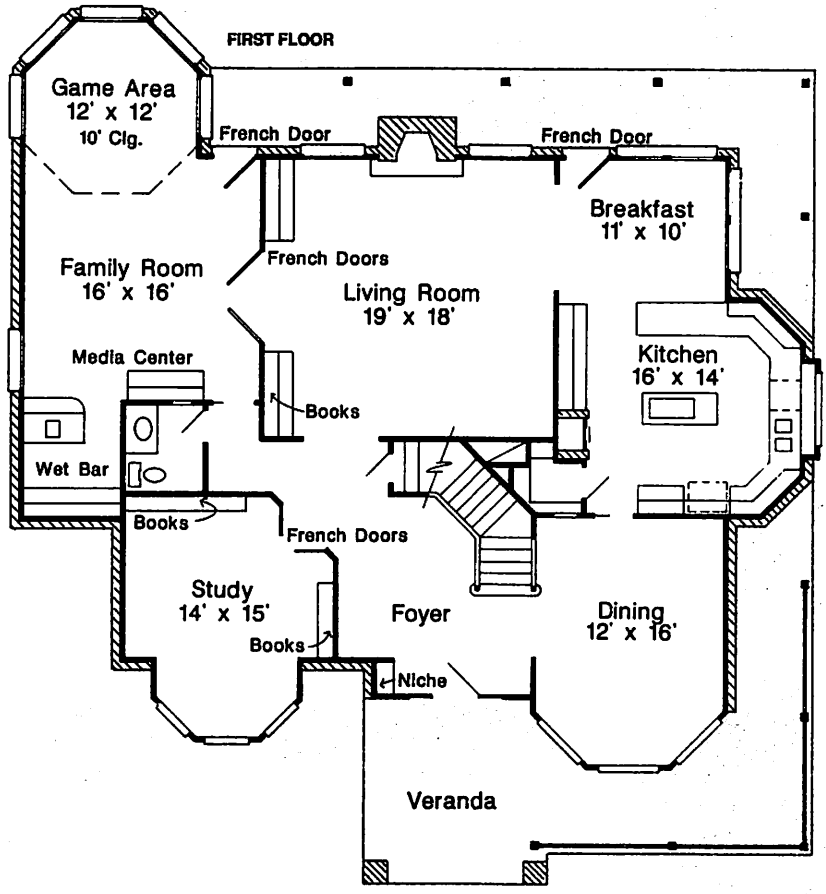
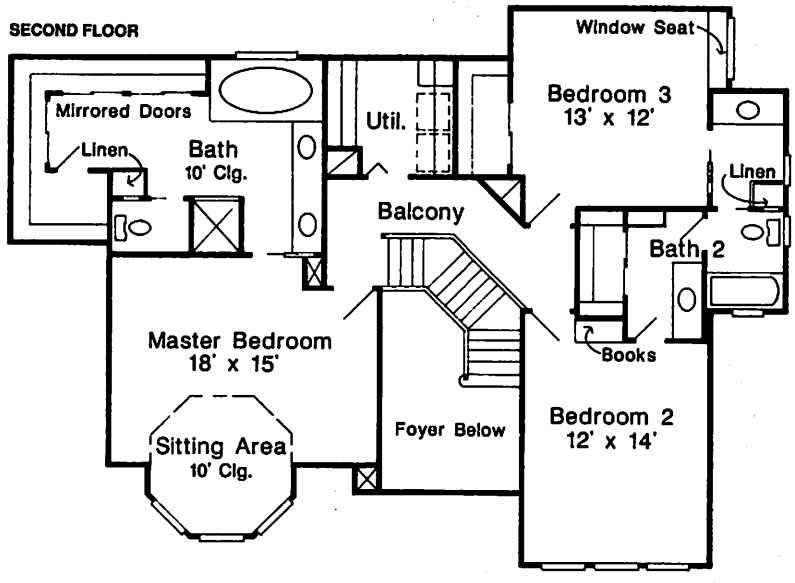


9' CEILINGS THROUGHOUT FIRST FLOOR
UNLESS OTHERWISE NOTED



8' CEILINGS THROUGHOUT FIRST FLOOR
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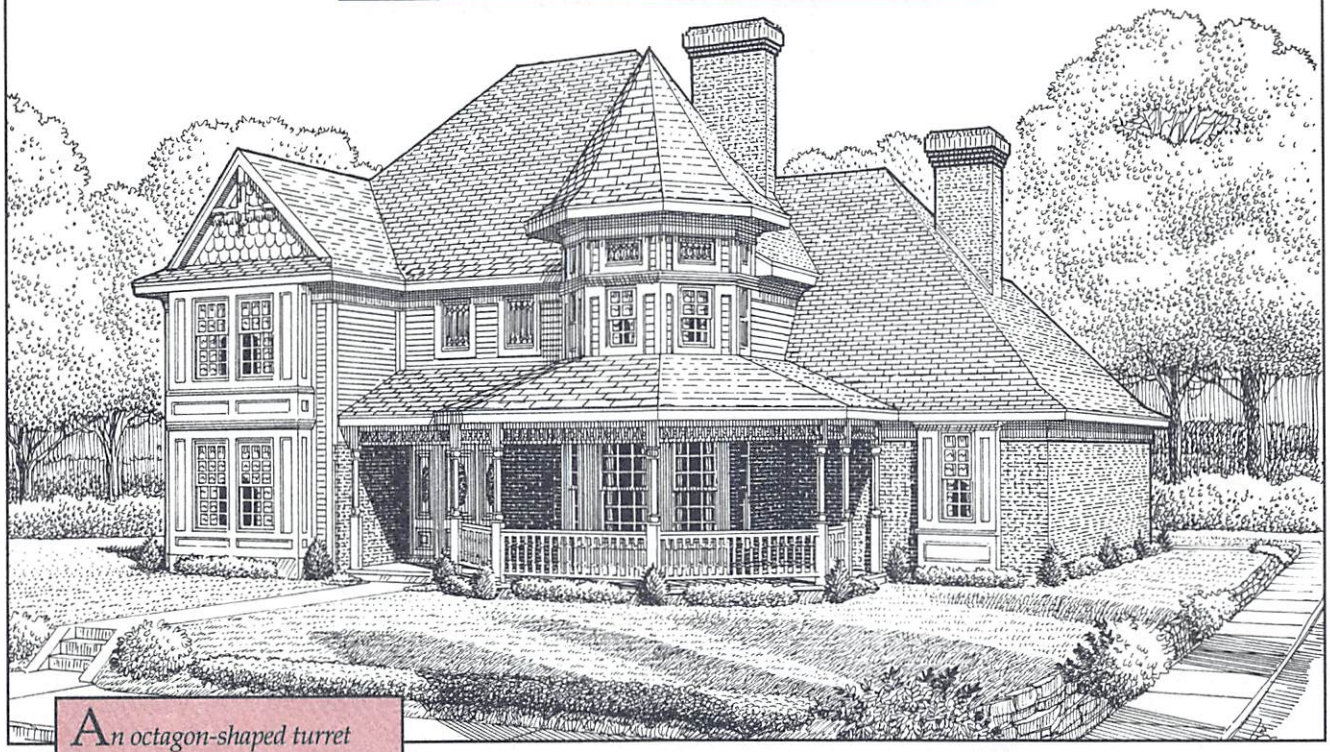
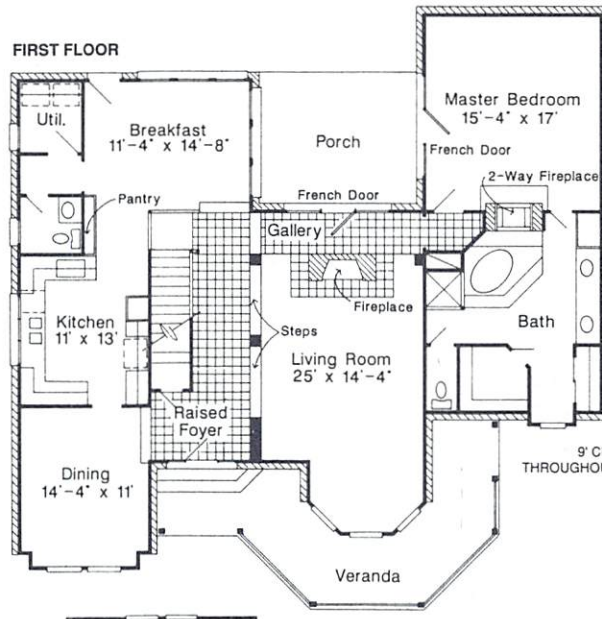


An octagon-shaped turret with a wraparound veranda add to the charm and elegance of this Victorian-inspired home. A raised foyer and gallery walkway direct traffic through the open floor plan. The living room offers an attractive windowed alcove and fireplace. The kitchen receives natural light through triple windows over the sink. The breakfast room has a direct view of the rear yard and the covered porch through full-length windows and a French door. The master bedroom features a unique two-way fireplace that opens to a luxurious bath. The second floor is designed to suit the needs of a large, active family; each of three bedrooms has a walk-in closet, and the game room features a fireplace and wet bar. Blueprints include plans for a two-car detached garage.

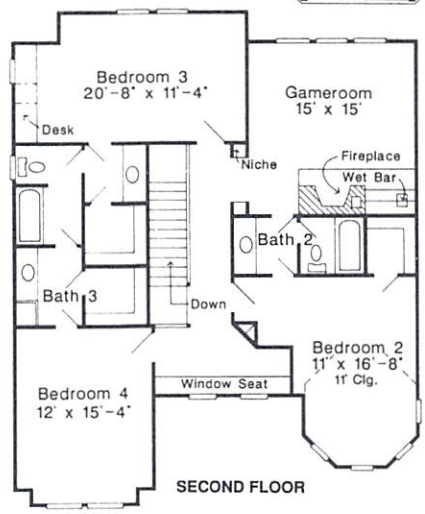
DESIGN: ED415
BEDROOMS: 4
BATHROOMS: 4
FIRST FLOOR: 1937 Sq. Ft.
SECOND FLOOR: 1410 Sq. Ft.
TOTAL: 3347 Sq. Ft.
PRICE: $225.00

FIRST FLOOR

WIDTH 53'
DEPTH 54'



9' CEILINGS
THROUGHOUT FIRST FLOOR



8' CEILINGS THROUGHOUT SECOND FLOOR
UNLESS OTHERWISE NOTED

SECOND FLOOR

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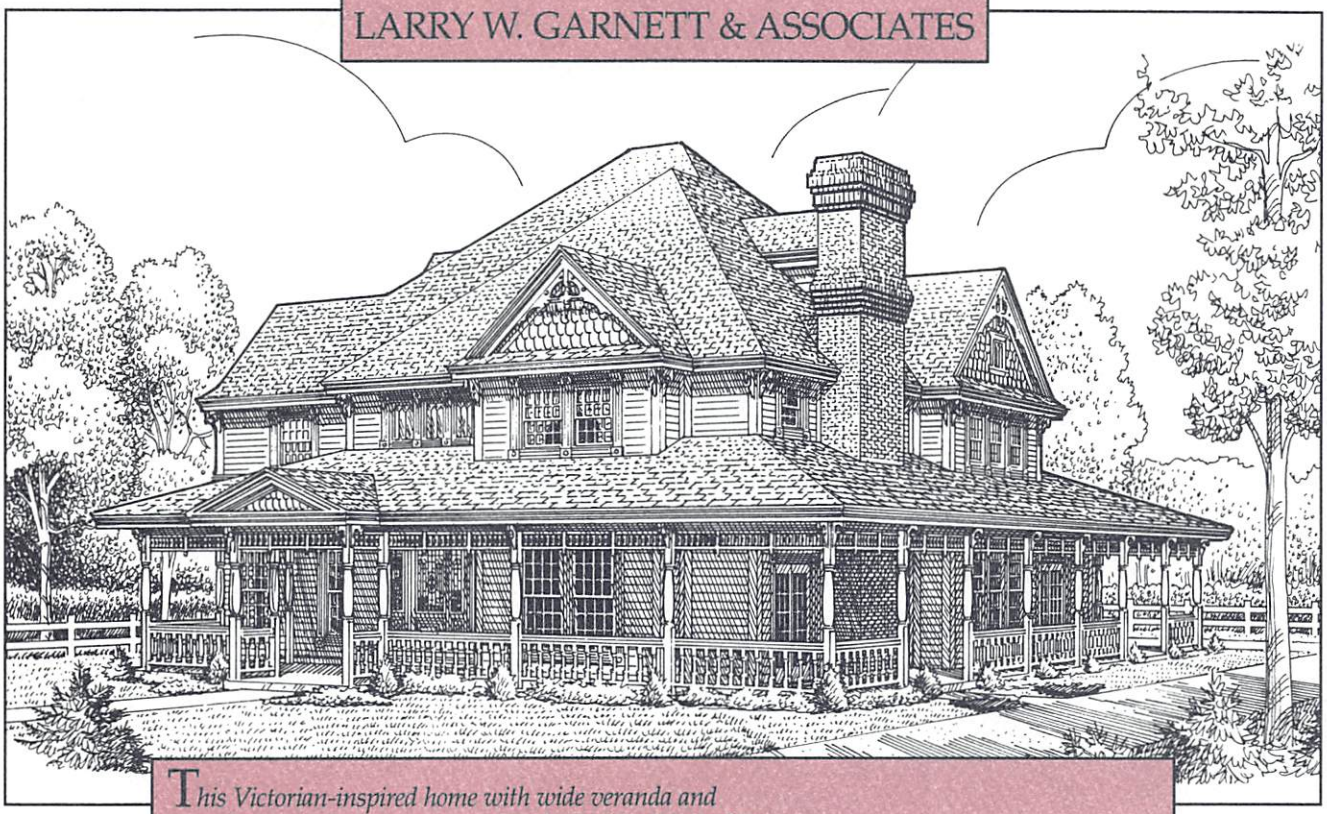
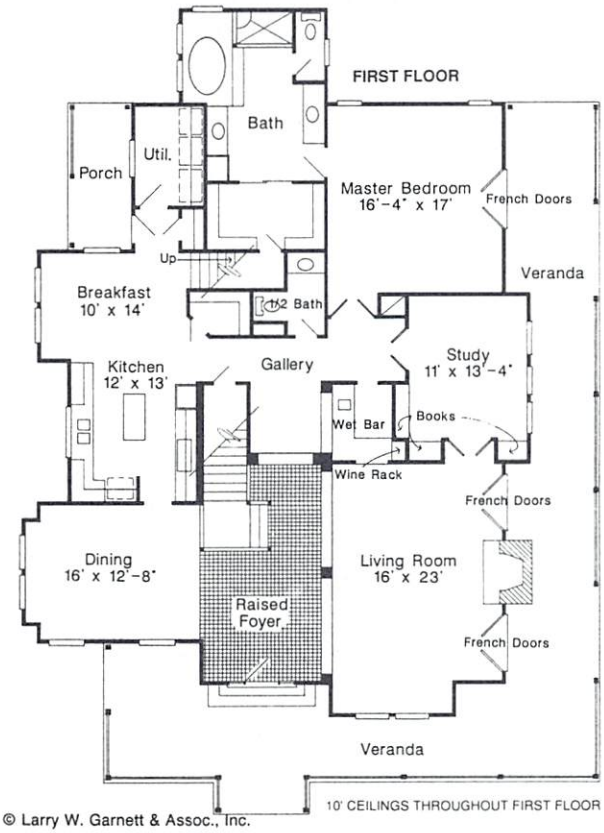


This Victorian-inspired home with wide veranda and expansive use of windows can take advantage of a site that offers views in every direction. The raised foyer opens to the formal living room and dining room. A wet bar serves both the living room and gallery; both locations have French doors opening to the study. The kitchen overlooks the breakfast room and features a work island, walk-in pantry, and plenty of cabinet space. The spacious master bedroom has French doors opening onto the veranda; its bath is highlighted by a whirlpool tub inset in a windowed alcove.

DESIGN: ED408
BEDROOMS: 4
BATHROOMS: 4
FIRST FLOOR: 2385 Sq. Ft.
SECOND FLOOR: 1467 Sq. Ft.
TOTAL: 3852 Sq. Ft.
PRICE: $225.00



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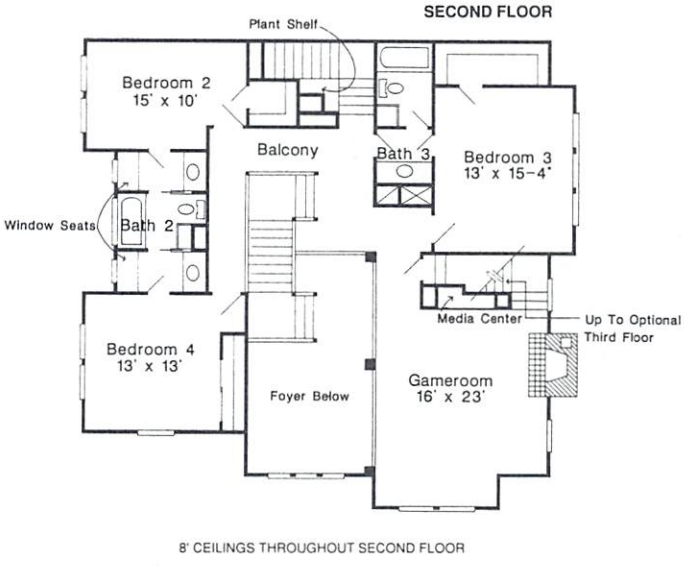
DEPTH 75'



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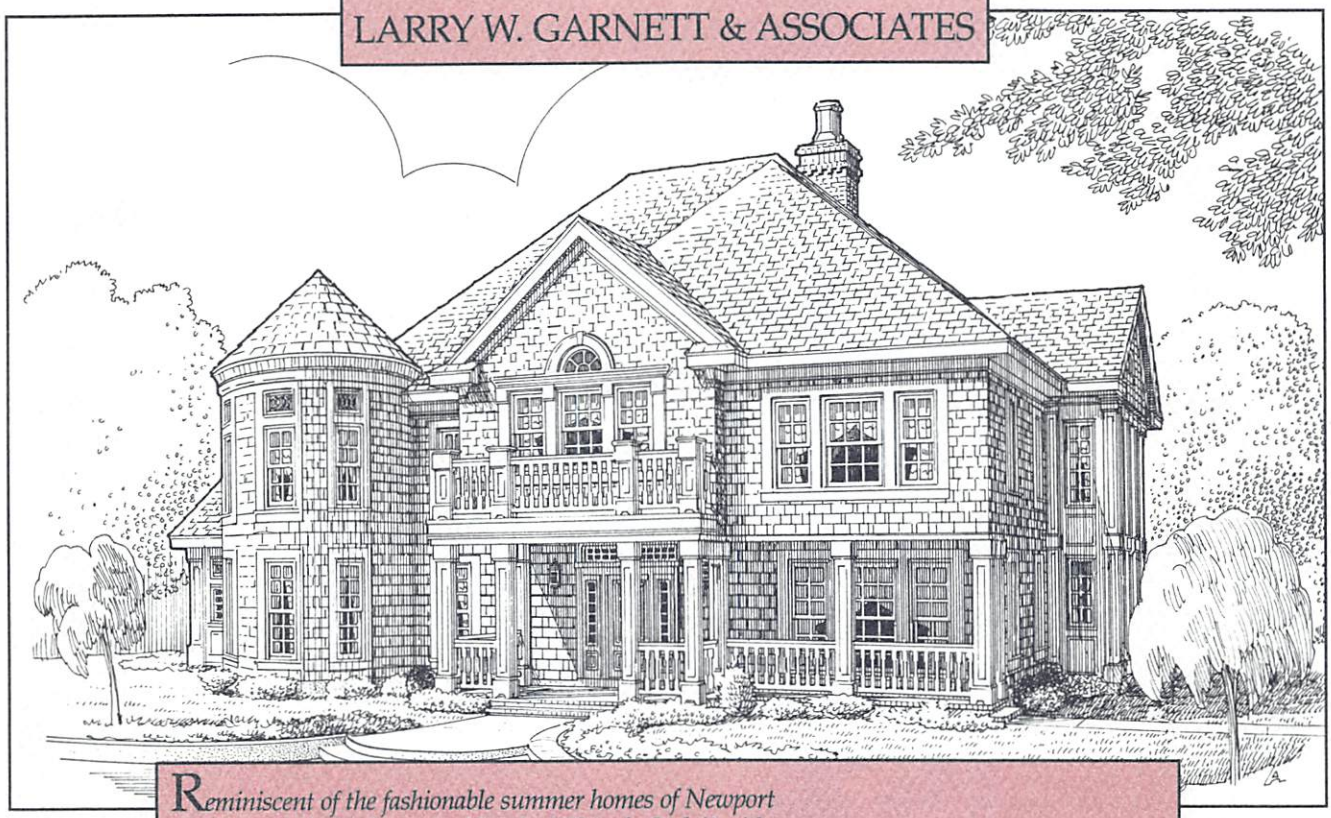
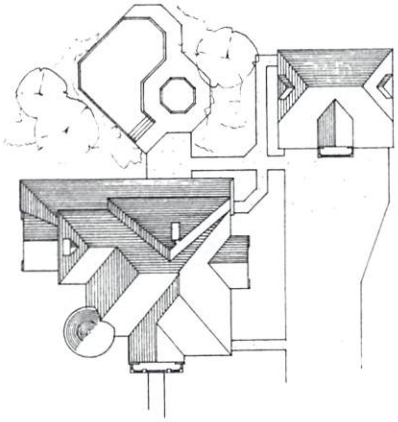
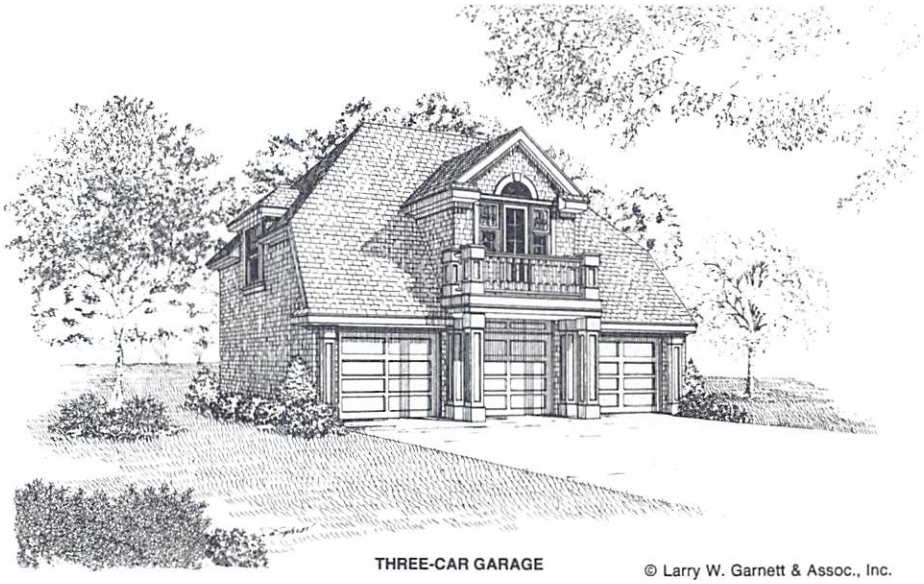


Reminiscent of the fashionable summer homes of Newport and Cape Cod, this home typifies the "Shingle Style" with its wide verandas, shingled surfaces, Palladian window, and circular tower. The foyer and gallery provide excellent traffic flow through-out the first floor. The bookshelf-lined library has a circular study. French doors in the game room open to the rear veranda. To the left of the fireplace is a brick archway with a built-in media center. To the right, a matching brick archway leads to the adjoining pub and walk-in wet bar. The second-floor master suite includes two oversized walk-in closets and a luxury bath. The circular sitting area features leaded glass transom windows and a raised ceiling. Three additional bedrooms, two baths, and a multi-purpose media room or exercise center are also located on the second floor. Plans for a three-car detached garage with second-floor living quarters are included.

DESIGN: ED420
BEDROOMS: 4
BATHROOMS: 4
FIRST FLOOR: 2083 Sq. Ft.
SECOND FLOOR: 1938 Sq. Ft.
TOTAL: 4021 Sq. Ft.
PRICE: $375.00



SITE PLAN



THREE-CAR GARAGE

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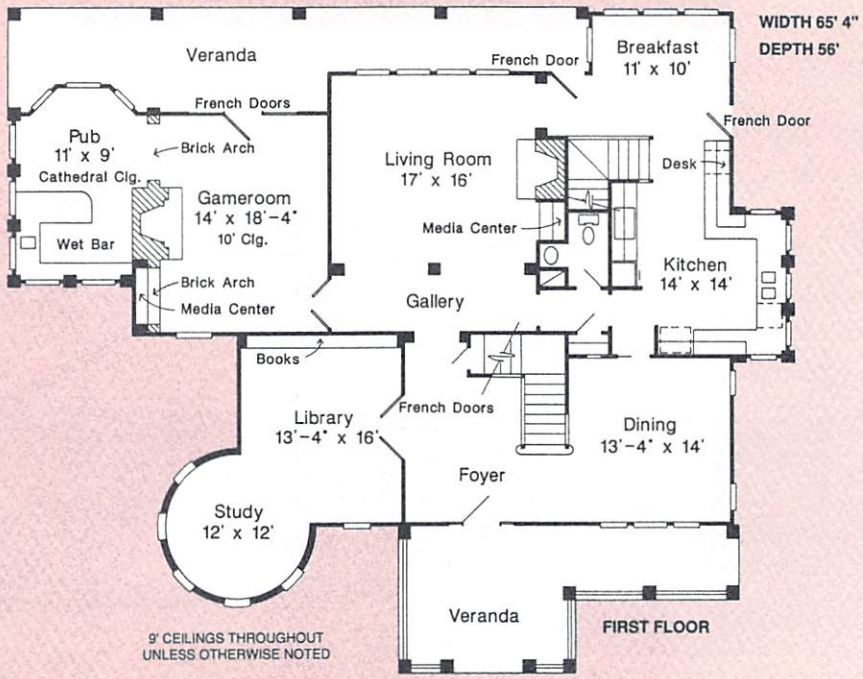
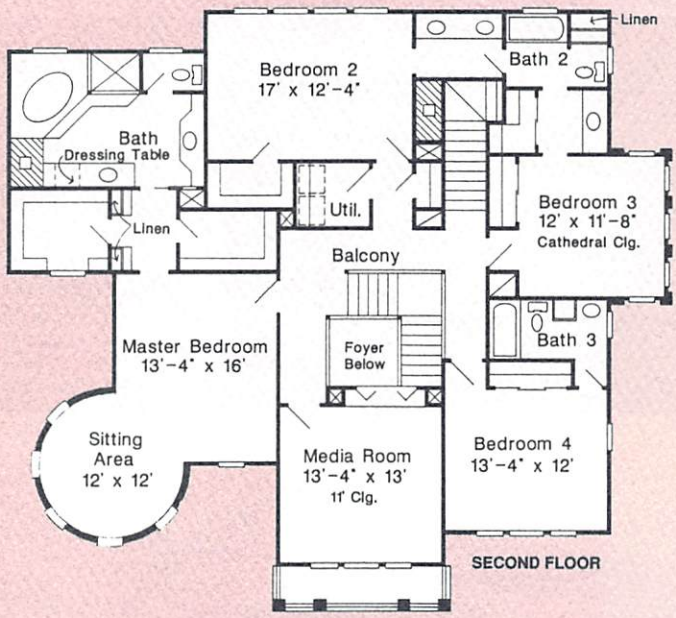
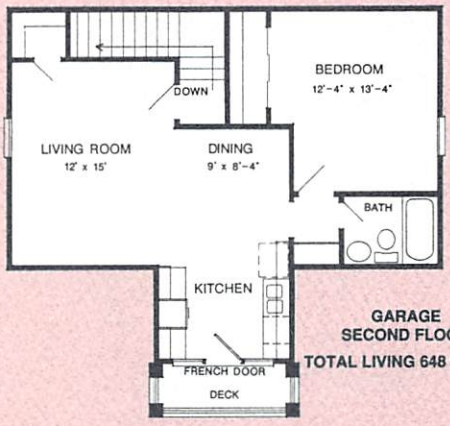
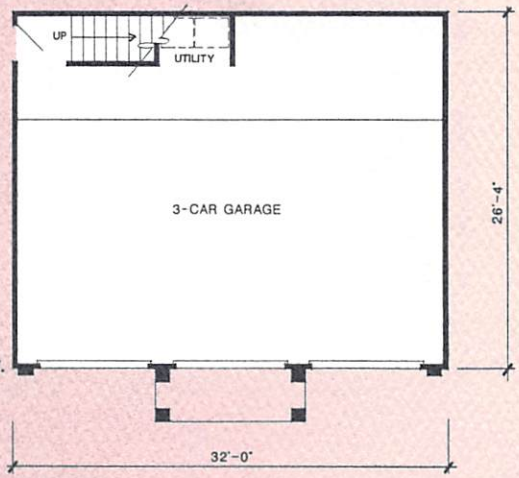






GARAGE
SECOND FLOOR
TOTAL LIVING 648 SQ. FT.



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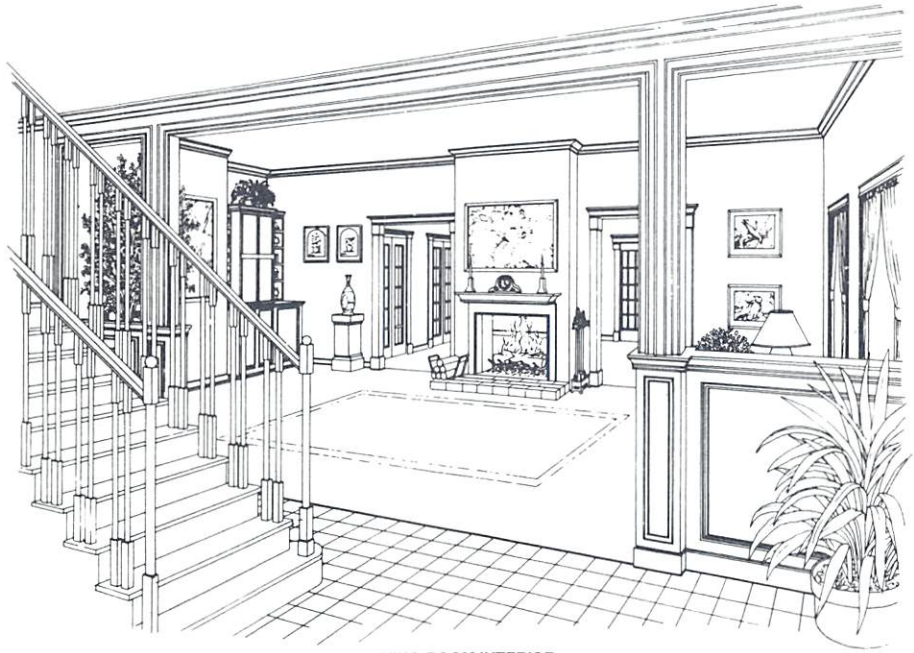
A gracious wrap-around porch with finely detailed columns and railing and a garden room with leaded glass transom windows above French doors will appeal to those looking for a home with a harmonious blend of old and new. A two-way fireplace separates the living room with built-in media center from the garden room. The master suite features a sitting area with French doors opening to a side porch and a bath with oval tub, glass-enclosed shower, and a large walk-in closet. Three additional bedrooms, each with sloped ceiling and dormer windows, are located on the second floor. A two-car detached garage plan is included at no extra charge with this design.

DESIGN: ED417
BEDROOMS: 4
BATHROOMS: 4
FIRST FLOOR: 2263 Sq. Ft.
SECOND FLOOR: 787 Sq. Ft.
TOTAL: 3050 Sq. Ft.
PRICE: $225.00



LIVING ROOM INTERIOR

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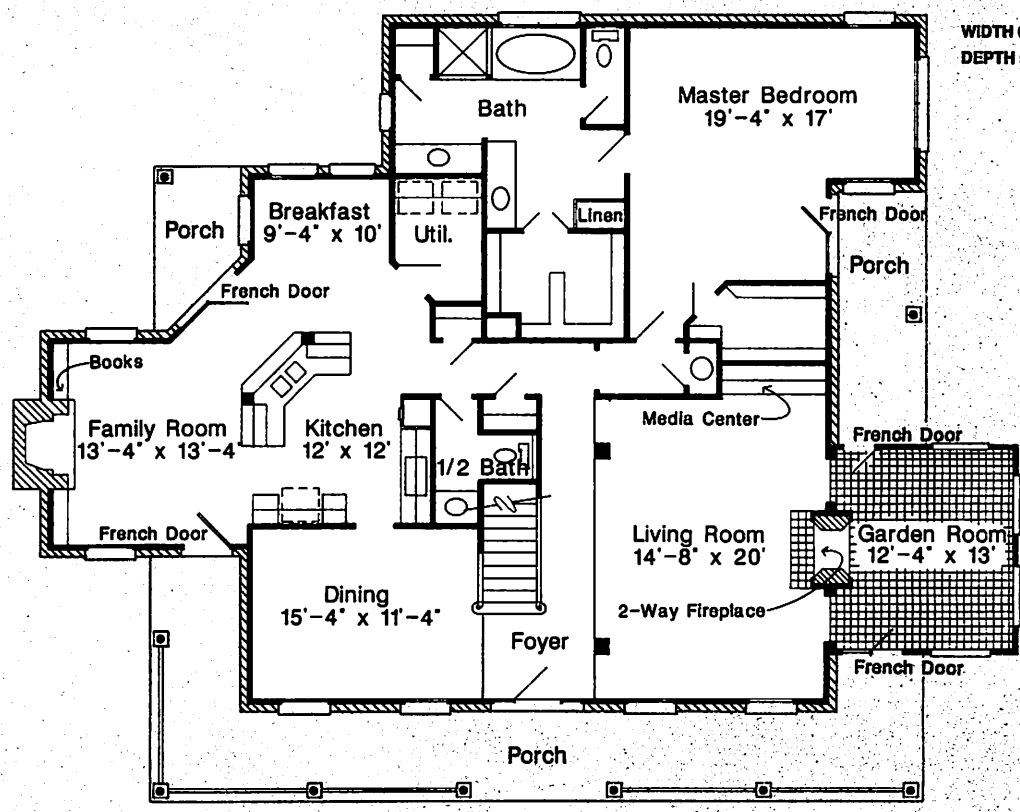
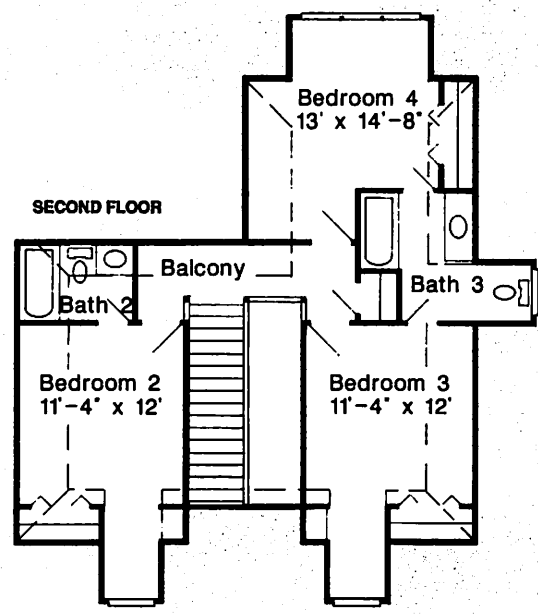
FIRST FLOOR

WIDTH 68' 10"
DEPTH 52' 4"



10' CEILINGS THROUGHOUT FIRST FLOOR

SECOND FLOOR



9' CEILINGS THOUGHOUT SECOND FLOOR

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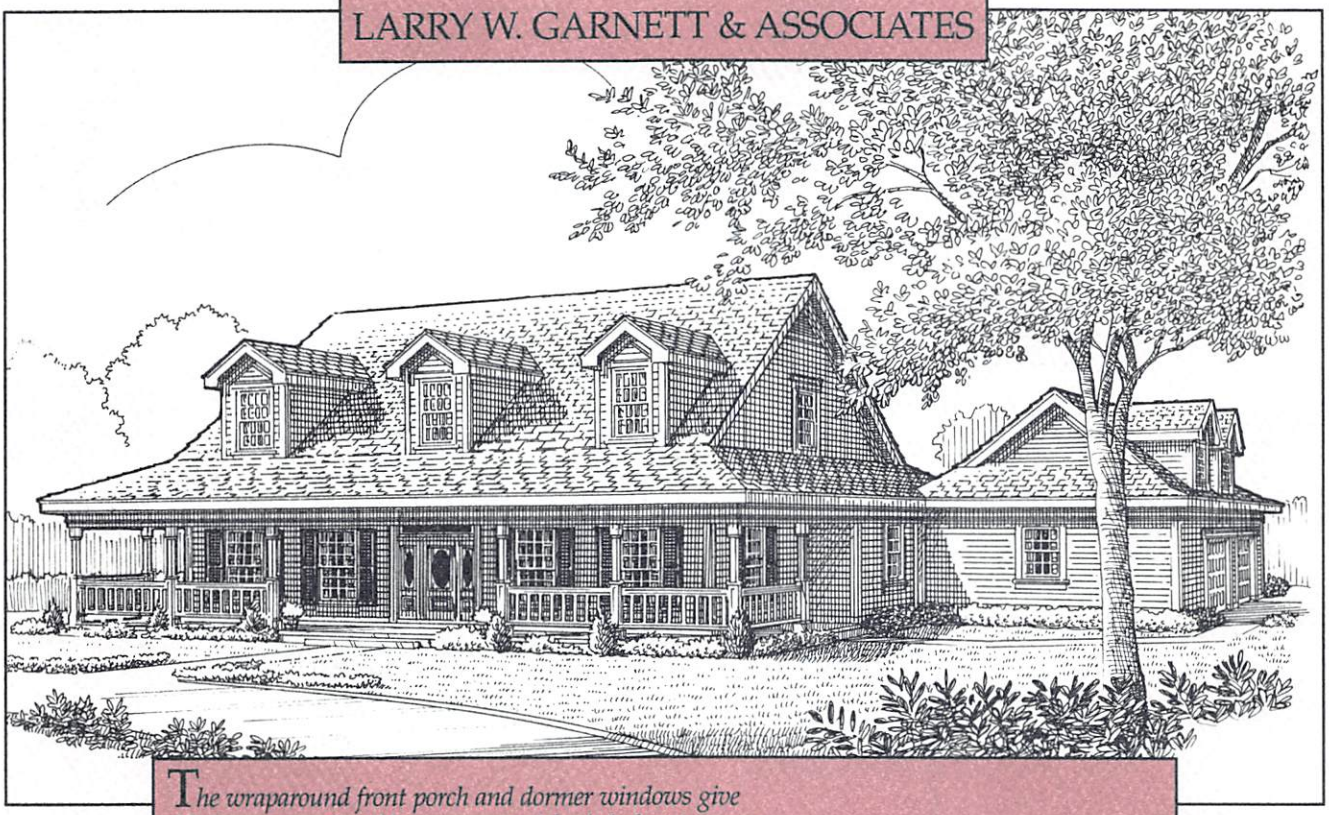
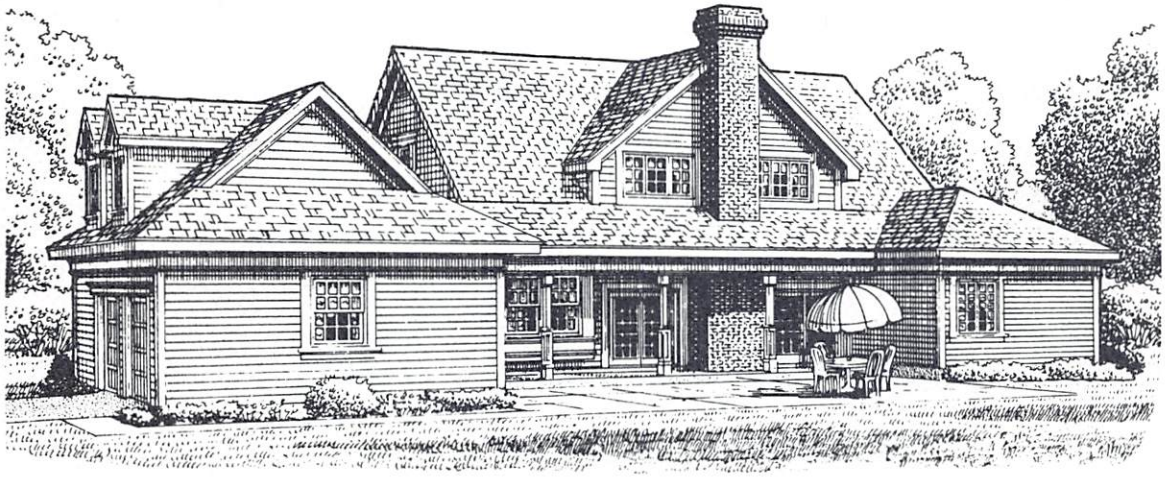


The wraparound front porch and dormer windows give this home a comfortable apperance. A leaded glass transom above the front door and a dormer window in the sloped ceiling fill the two-story foyer with light. The large living room features French doors on either side of an elegant fireplace and a built-in wet bar. An island cooktop and walk-in pantry are amenities in the well-planned kitchen. The master bedroom has generous closet space and a two-way fireplace which opens to the master bath highlighted by an oversized tub. On the second floor, French doors close off the game room. A utility room with extra work space leads to an attached two-car garage and storage area.

DESIGN: ED403
BEDROOMS: 4
BATHROOMS: 4
FIRST FLOOR: 1995 Sq. Ft.
SECOND FLOOR: 1077 Sq. Ft.
TOTAL: 3072 Sq. Ft.
PRICE: $225.00



REAR VIEW

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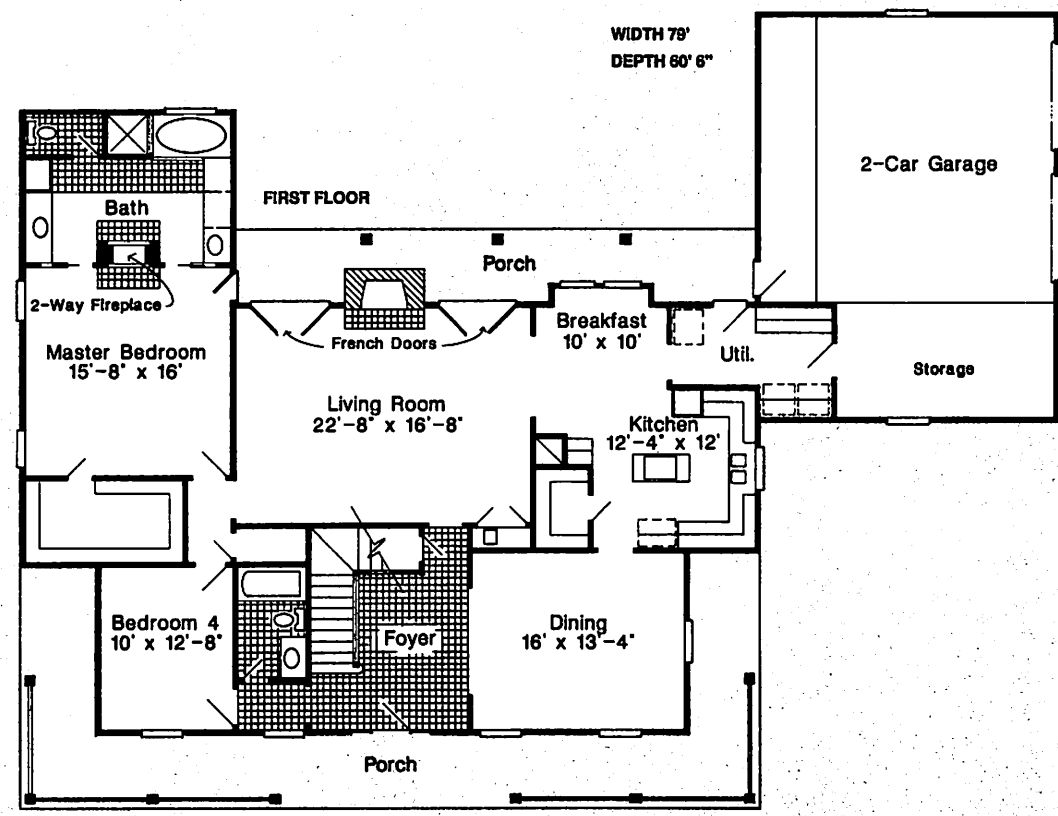
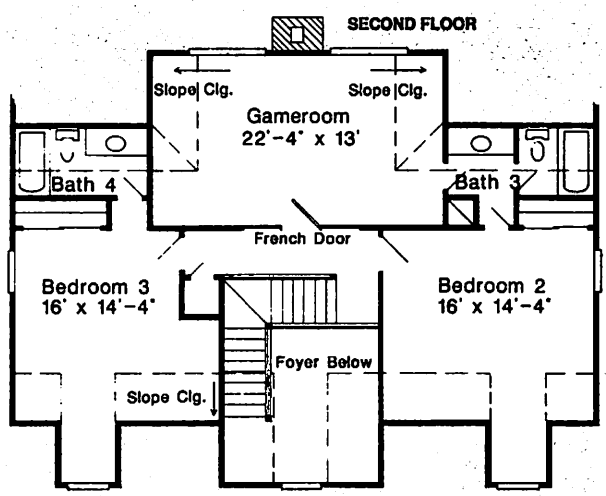


10' CEILINGS THROUGHOUT FIRST FLOOR UNLESS OTHERWISE NOTED



9' CEILINGS THROUGHOUT SECOND FLOOR
UNLESS OTHERWISE NOTED

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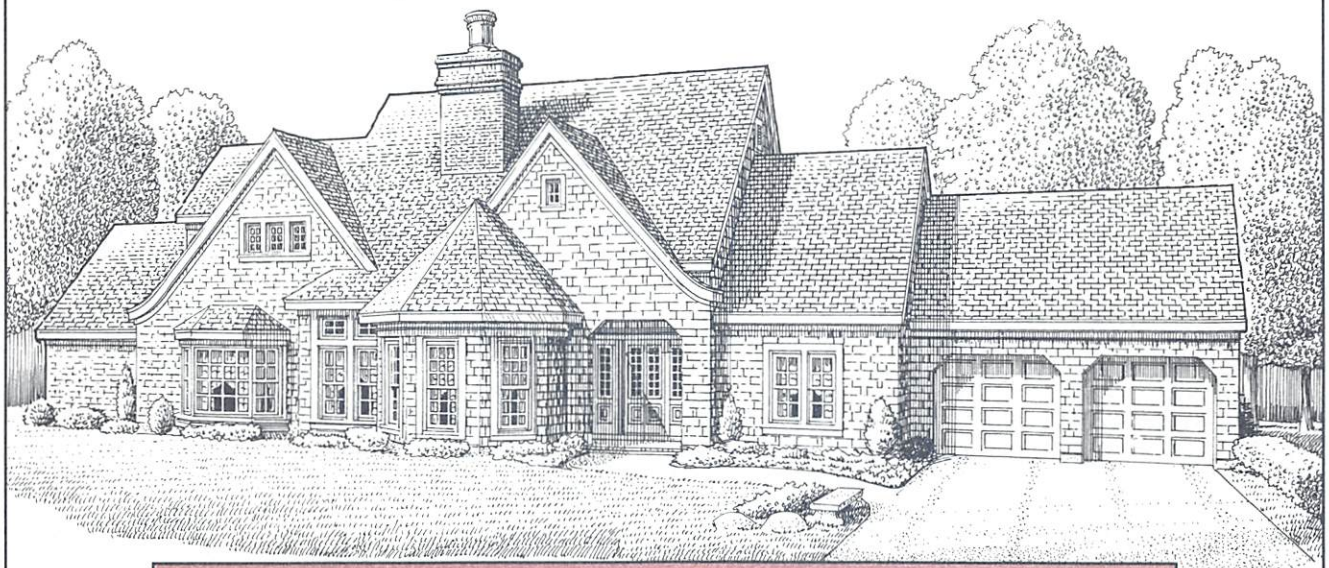
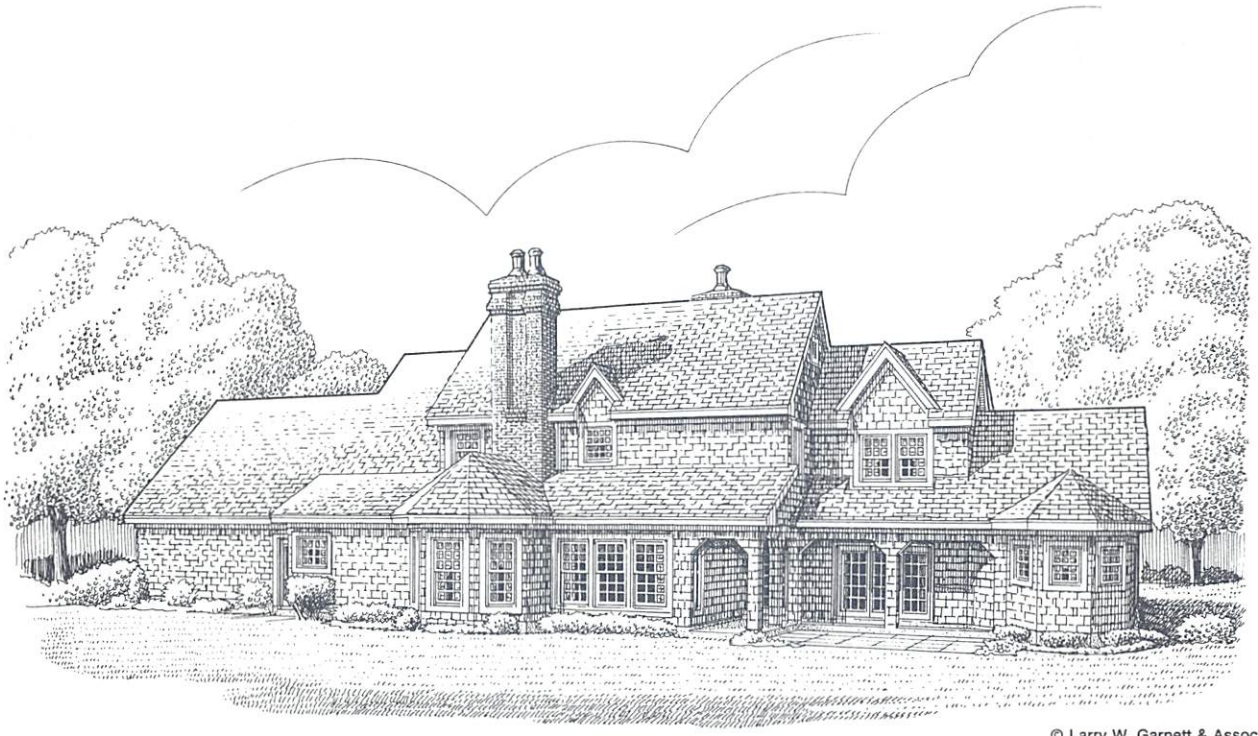


Inspired by residences designed by Henry Hobson Richardson in New England during the 1880's, this "Shingle-Style" home has an elegant two-story foyer. Located on opposite sides of the entrance are the formal dining room and the living room which features a fireplace, built-in bookshelves, and an alcoved sitting area. Fireplaces enhance the family room and spacious kitchen. Double doors open to the master suite, where a raised bathing area includes a whirlpool tub in a windowed alcove and an oversized glass-enclosed shower. Upstairs, a raised library/loft with sloped ceiling and built-in bookcases overlooks the distinctive staircase and foyer.

DESIGN: ED418
BEDROOMS: 4
BATHROOMS: 4
FIRST FLOOR: 2157 Sq. Ft.
SECOND FLOOR: 1346 Sq. Ft.
TOTAL: 3260 Sq. Ft.
PRICE: $225.00



REAR ELEVATION

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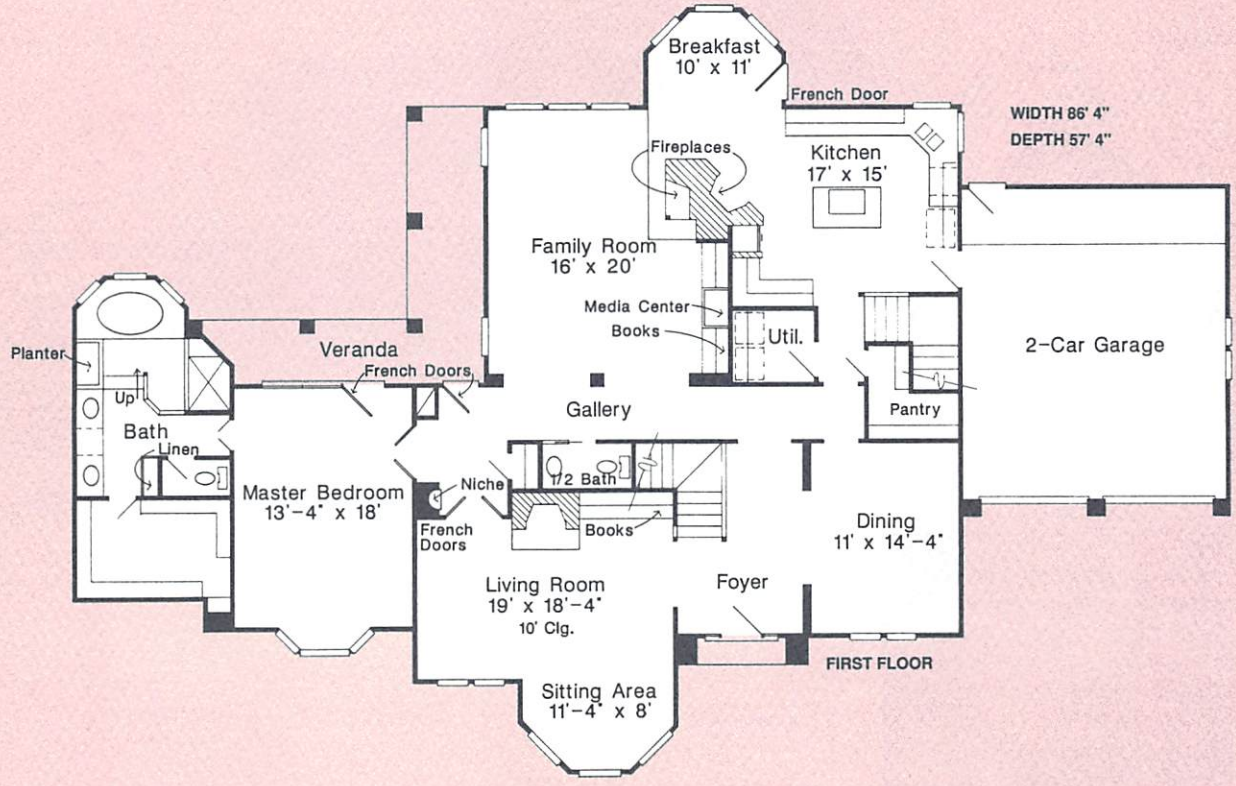
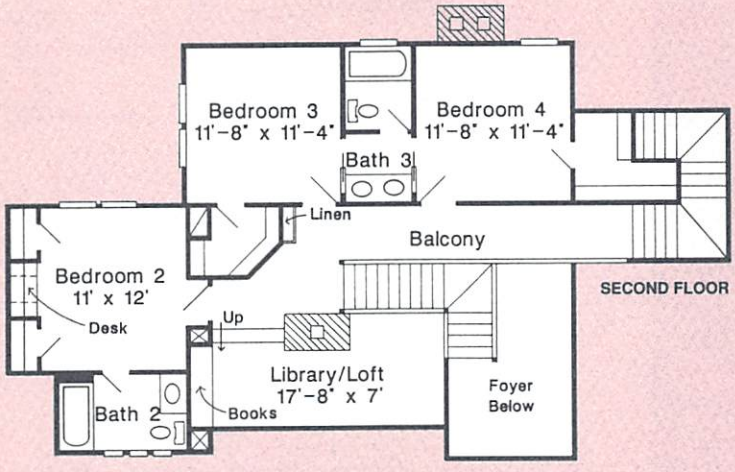


9' CEILINGS THROUGHOUT FIRST AND SECOND FLOORS
UNLESS OTHERWISE NOTED



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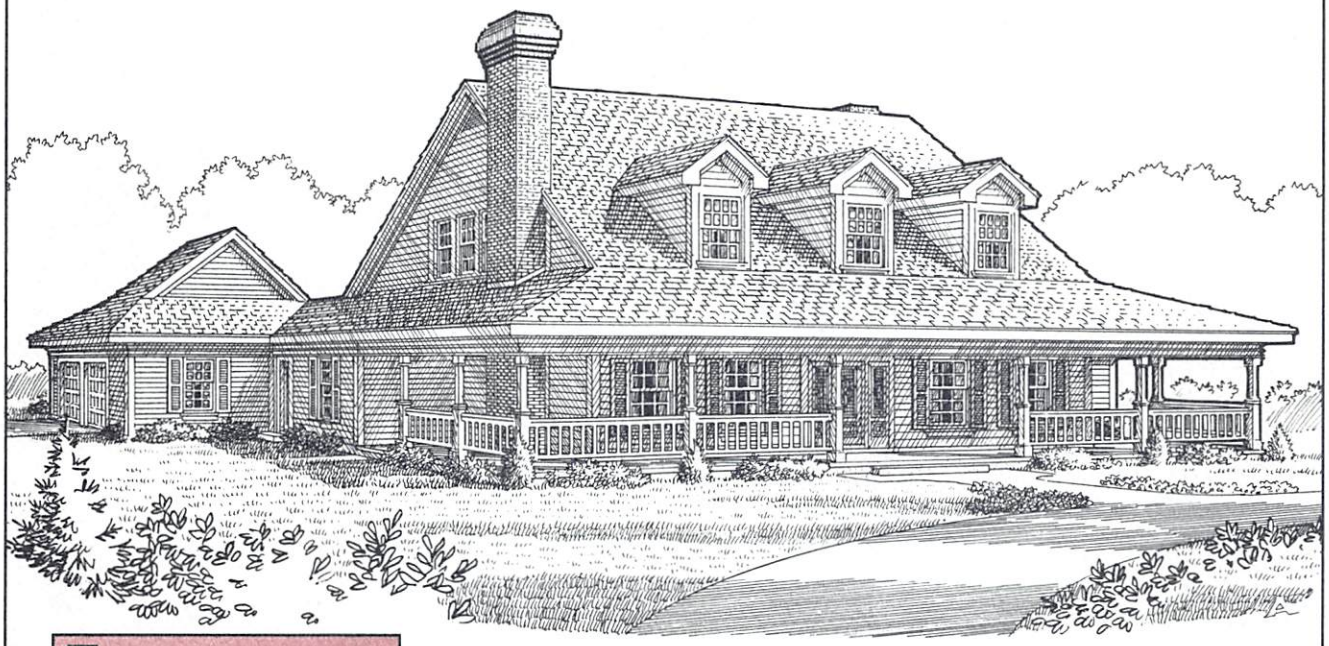
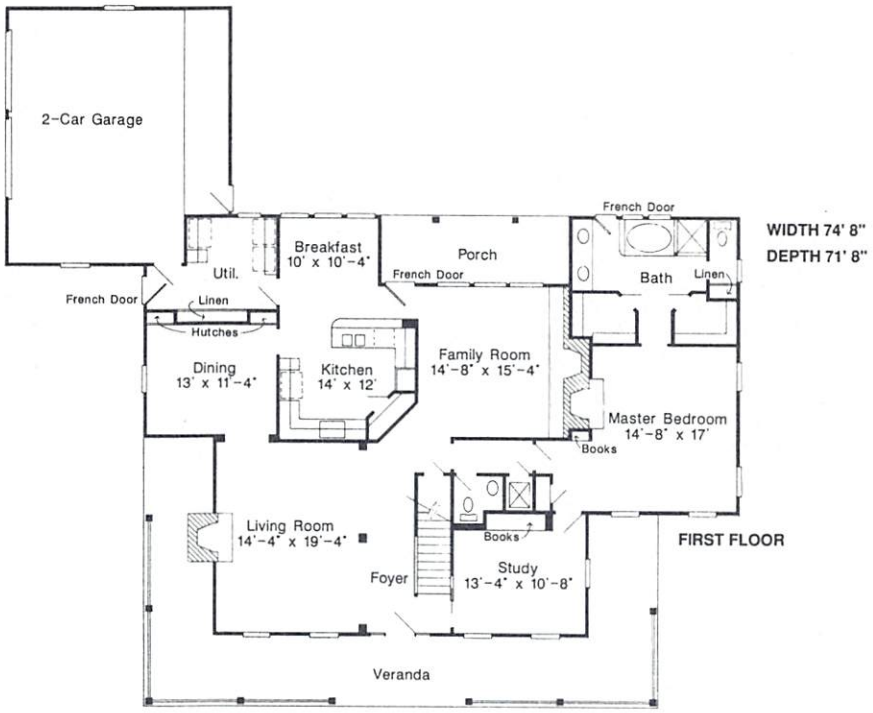
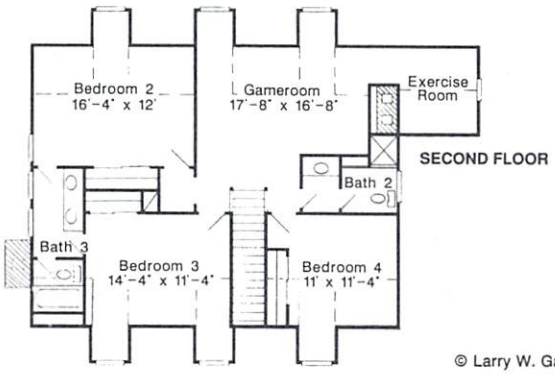


This farmhouse design, with expansive wraparound porch and spacious interior, will suit the needs of any large active family. The foyer opens directly to the formal living room, highlighted by an elegant fireplace. The family room offers a unique brick wall with built-in fireplace and a French door opening to a covered porch. The well-planned kitchen is positioned for convenient access to the breakfast room and dining room, which has built-in hutches. The master bedroom, enhanced by a third fireplace, has access to a private study with built-in bookshelves. His and Hers walk-in closets, a garden tub, and glass-enclosed shower complete the master suite. The second-floor game room boasts an alcove ideal for exercise equipment and provides a versatile family activity area.

DESIGN: ED409
BEDROOMS: 4
BATHROOMS: 4
FIRST FLOOR: 2166 Sq. Ft.
SECOND FLOOR: 1169 Sq. Ft.
TOTAL: 3335 Sq. Ft.
PRICE: $225.00



9' CEILINGS THROUGHOUT FIRST AND SECOND FLOORS



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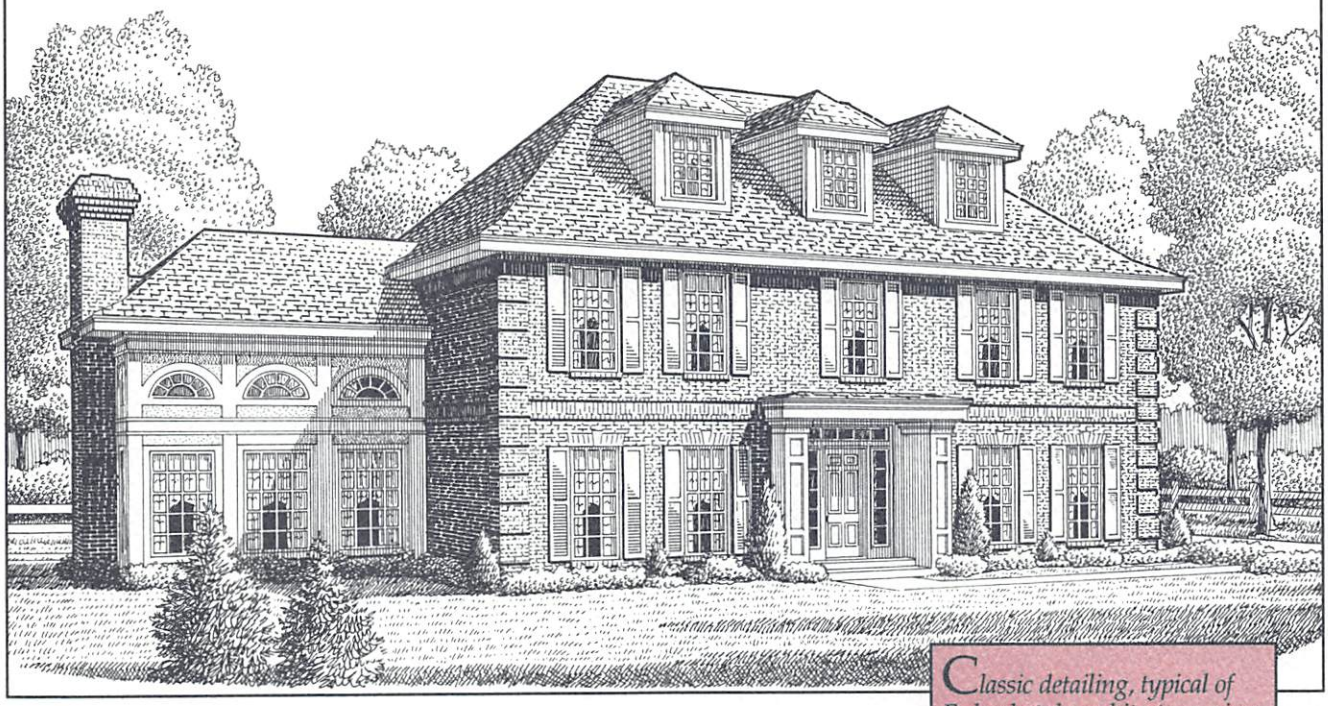
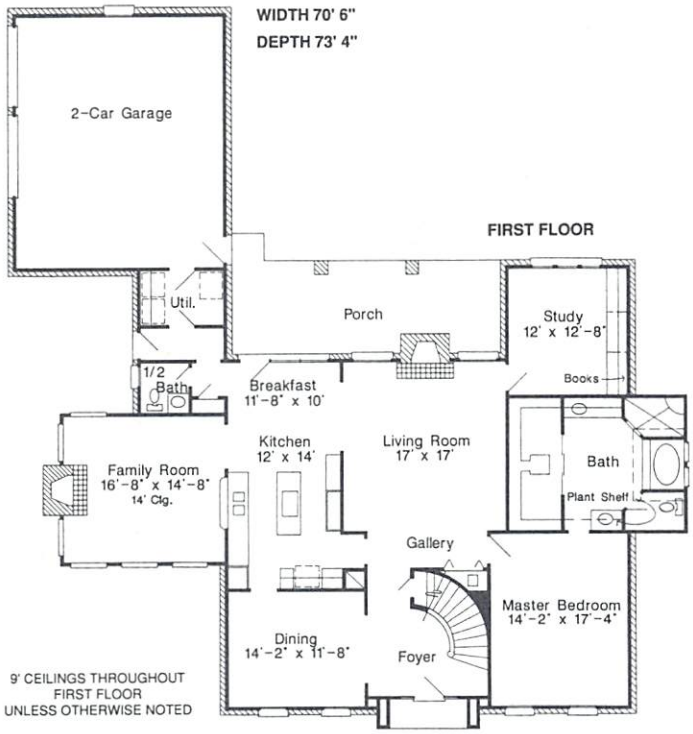
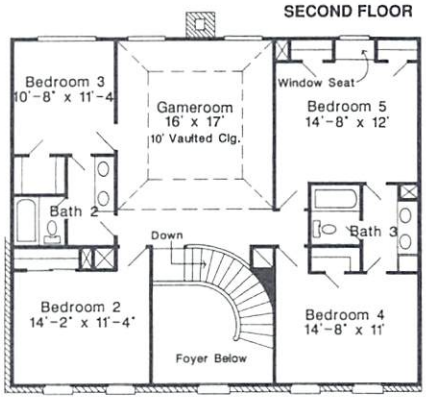




9' CEILINGS THROUGHOUT
FIRST FLOOR
UNLESS OTHERWISE NOTED



8' CEILINGS THROUGHOUT
SECOND FLOOR
UNLESS OTHERWISE NOTED

Classic detailing, typical of Federal-style architecture, gives this home a stately appearance. The two-story foyer is a showcase for the elegantly curved staircase. A gallery leads past the formal living room to the kitchen and morning room. The family room, with 14' ceiling and arched transom windows, is a spacious area for informal family activities. A large covered rear porch is perfect for outdoor entertaining. Built-in bookcases and desk provide a secluded retreat in the study. The impressive master bath features an oversized walk-in closet and a garden tub. Upstairs, the large game room with 10' vaulted ceiling is ideal for children's activities.

DESIGN: ED402
BEDROOMS: 5
BATHROOMS: 4
FIRST FLOOR: 2157 Sq. Ft.
SECOND FLOOR: 1346 Sq. Ft.
TOTAL: 3503 Sq. Ft.
PRICE: $225.00

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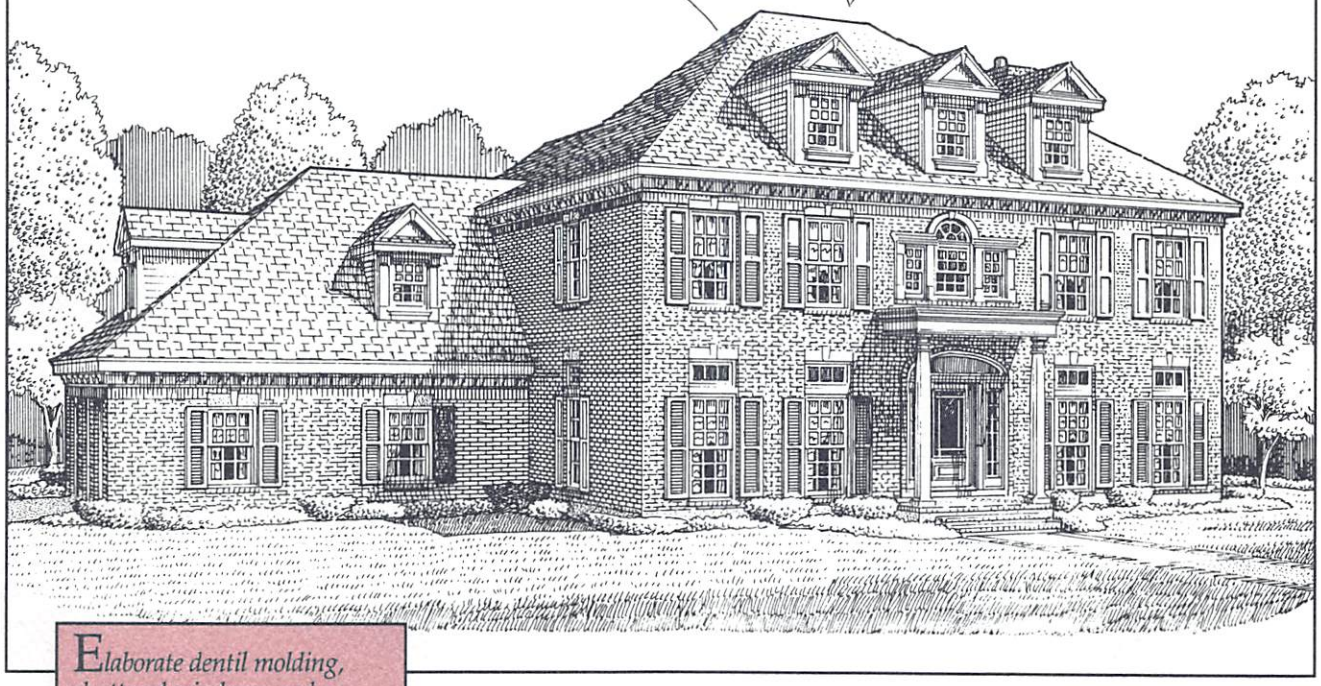
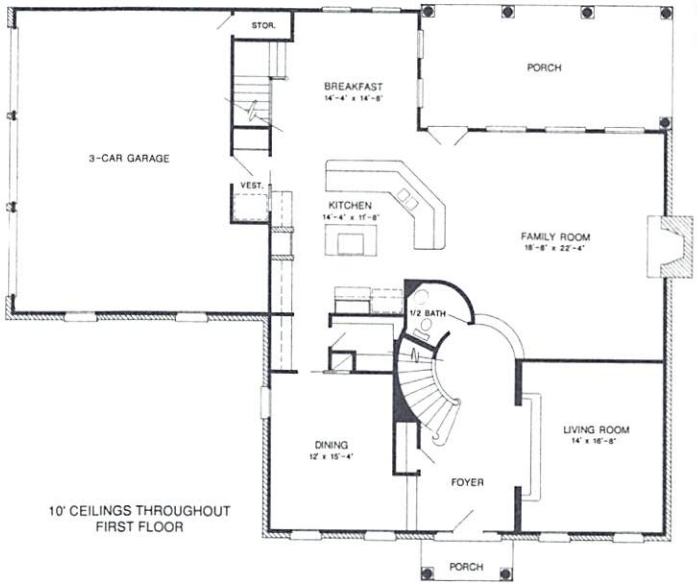


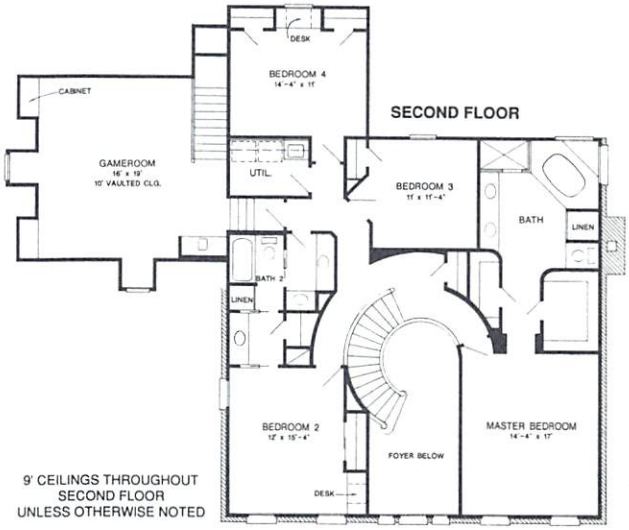
Elaborate dentil molding, shuttered windows, and a Palladian window over the front entry are architectural elements typical of the Georgian style. The two-story foyer, with an elegant curved staircase, opens to the formal living and dining rooms. The kitchen, breakfast room, and family room are open to each other, creating expanded visual space. The kitchen features an island cooktop and walk-in pantry, ideal for the serious cook. French doors open to the covered porch, perfect for outdoor entertaining. A rear staircase leads from the breakfast area to the second-floor game room, which has a 10' vaulted ceiling and wet bar. The master bedroom offers His and Hers walk-in closets and a lavish bath with a corner tub and glass-enclosed shower.

DESIGN: ED412
BEDROOMS: 4
BATHROOMS: 3
MAIN LEVEL: 1858 Sq. Ft.
LOWER LEVEL: 1976 Sq. Ft.
TOTAL: 3834 Sq. Ft.
PRICE: $225.00

WIDTH 68'
DEPTH 56' 10"



10' CEILINGS THROUGHOUT
FIRST FLOOR



SECOND FLOOR

9' CEILINGS THROUGHOUT
SECOND FLOOR
UNLESS OTHERWISE NOTED

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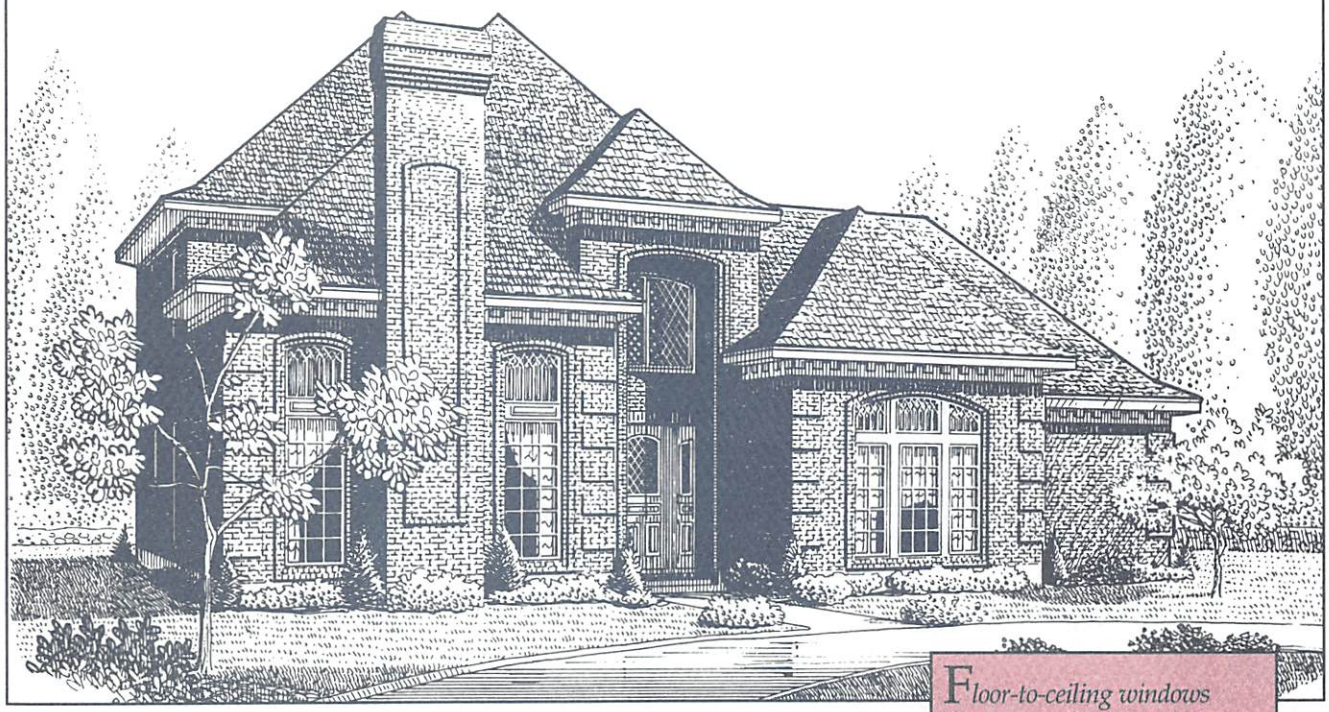
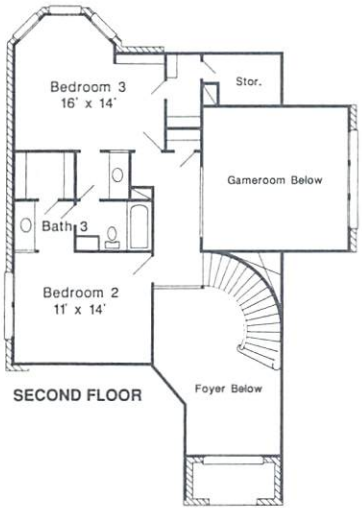
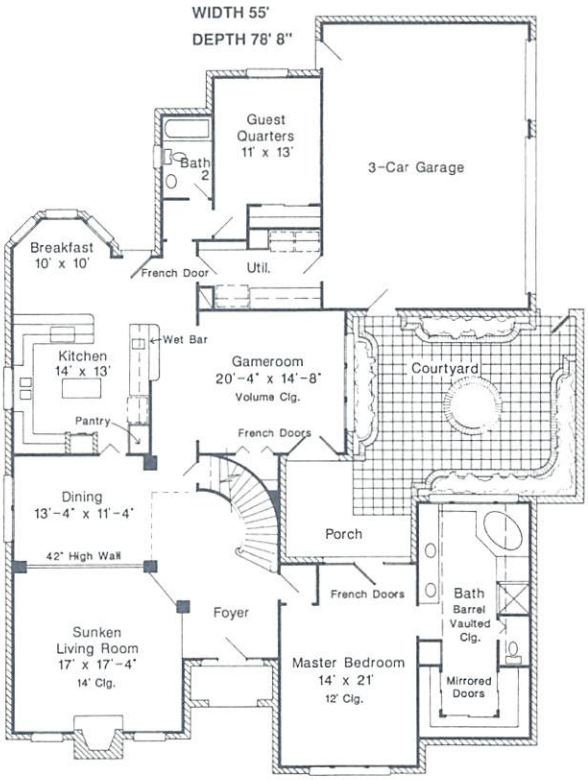




SECOND FLOOR



FIRST FLOOR

Floor-to-ceiling windows flank a massive front chimney and combine with varying roof lines to create an elegant French exterior on this home. The dramatic two-story foyer opens directly to the formal dining area and to the elegant living room featuring a 14' ceiling. The master bedroom sitting area opens to the courtyard, and the magnificent master bath has a mirrored dressing alcove, a corner whirlpool tub, and a glass-enclosed shower. The spacious second-floor bedrooms each have walk-in closets and private dressing areas with a common bath. A fourth bedroom, located at the rear of the home, would be an ideal guest room or maid's quarters.

DESIGN: ED407
BEDROOMS: 4
BATHROOMS: 3
FIRST FLOOR: 2467 Sq. Ft.
SECOND FLOOR: 710 Sq. Ft.
TOTAL: 3177 Sq. Ft.
PRICE: $225.00

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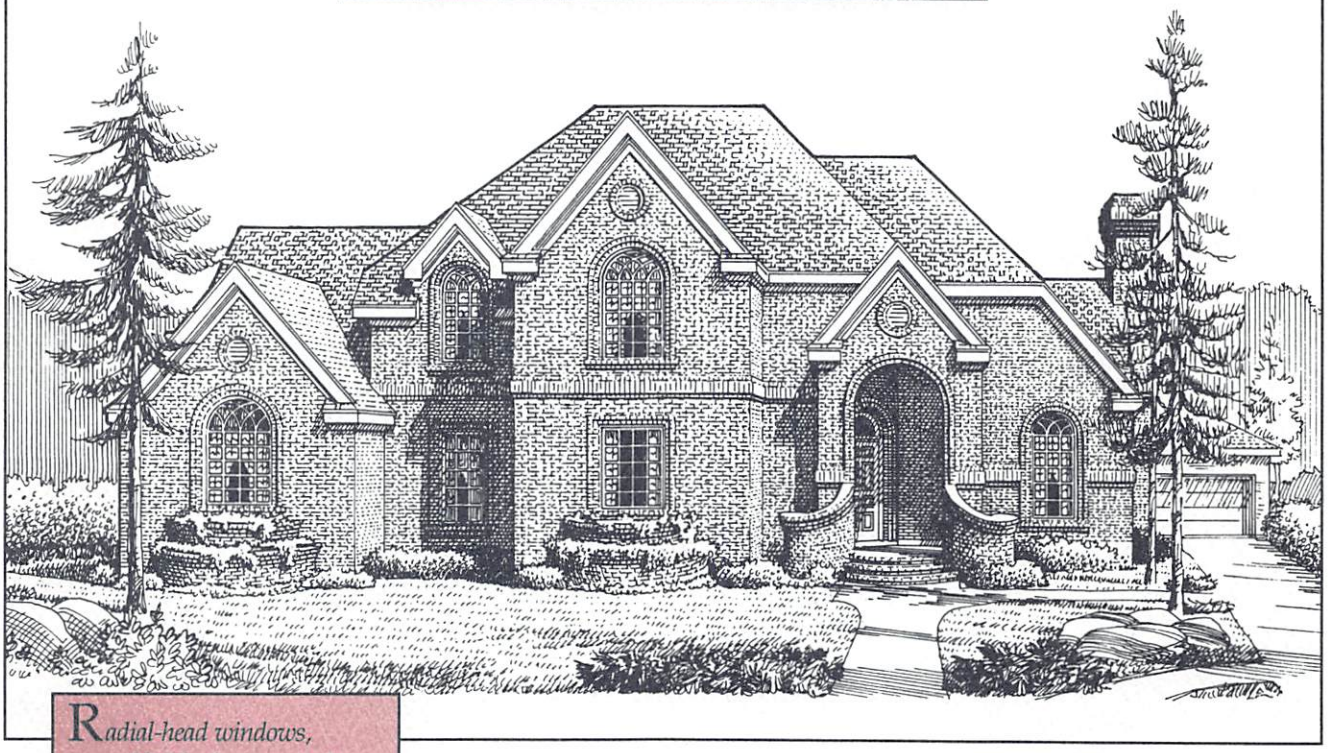
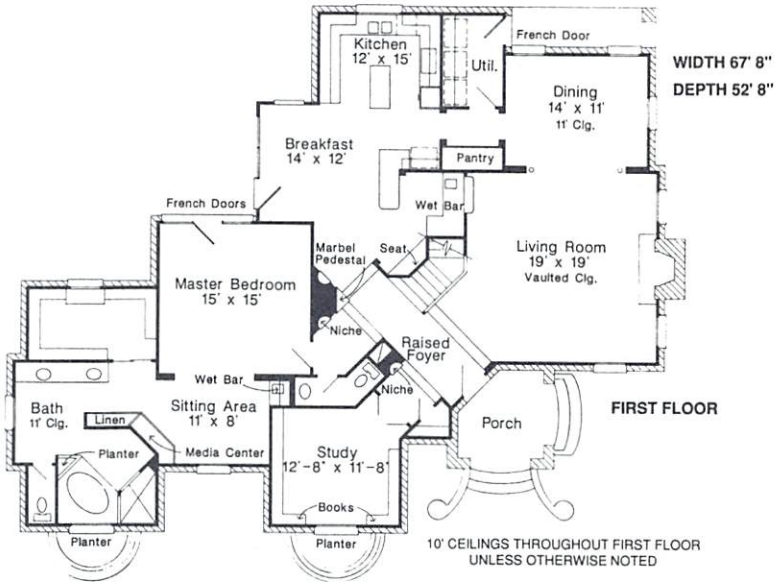
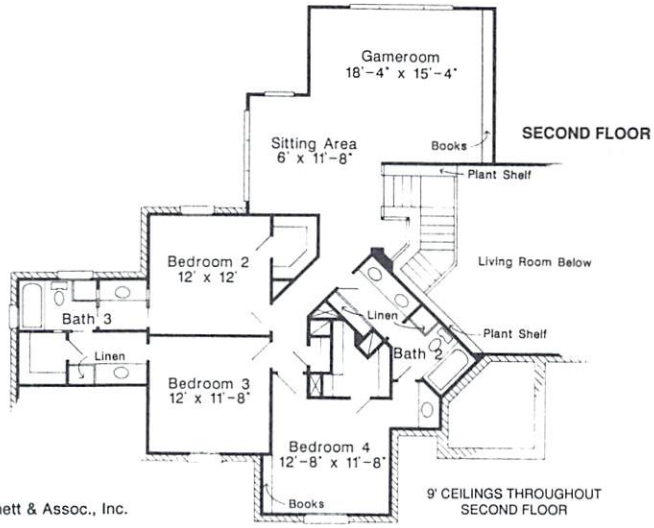


Radial-head windows, curved brick planters, and a distinctive entry porch contribute to the overall elegance of this home. The raised foyer offers views of the living area and the unique staircase. Double doors open into a study with built-in bookcases. The secluded master suite is resplendent with French doors and a sitting area with a wet bar and media center. The master bath features abundant closet space and an angled tub and shower. Upstairs, the large game room with built-in bookcases has a sitting area which overlooks the staircase and living room. Second-floor bedrooms include private dressing areas; two also have private baths. Plans for a two-car detached garage are included with the blueprints.

DESIGN: ED405
BEDROOMS: 4
BATHROOMS: 4
FIRST FLOOR: 2264 Sq. Ft
SECOND FLOOR: 1377 Sq. Ft.
TOTAL: 3641 Sq. Ft.
PRICE: $225.00





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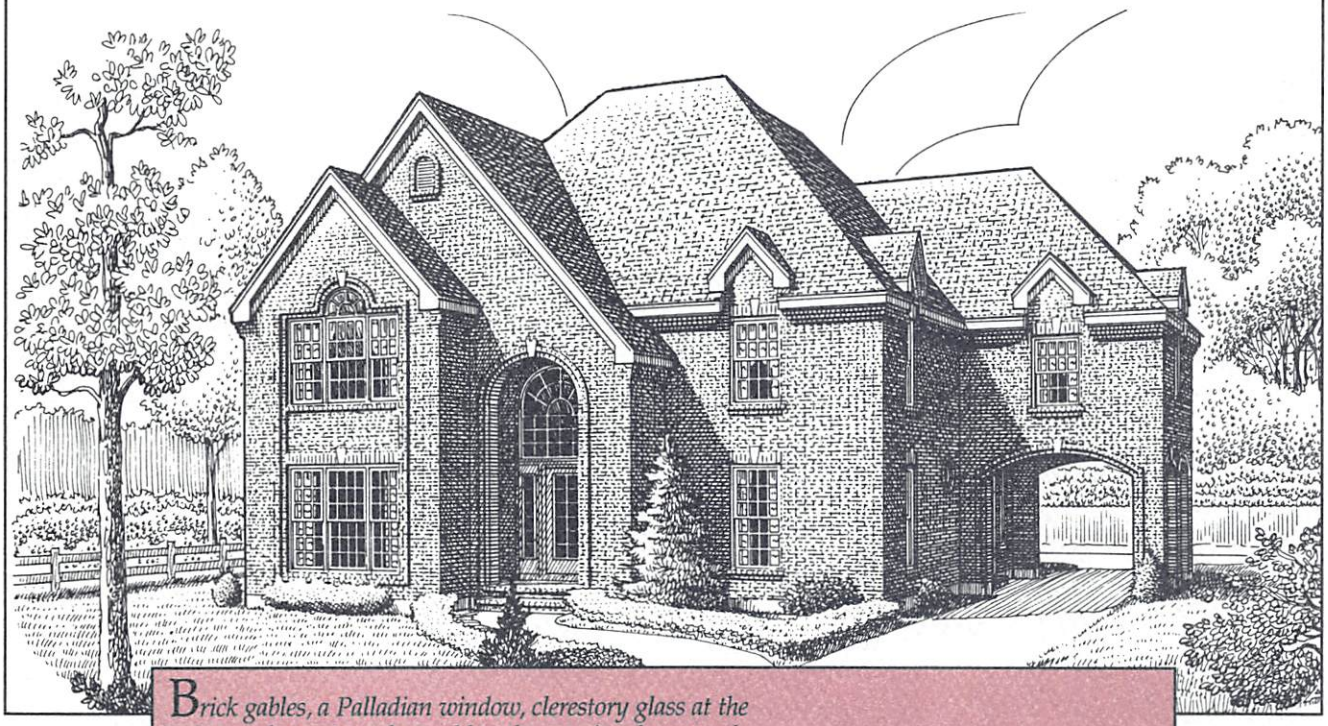
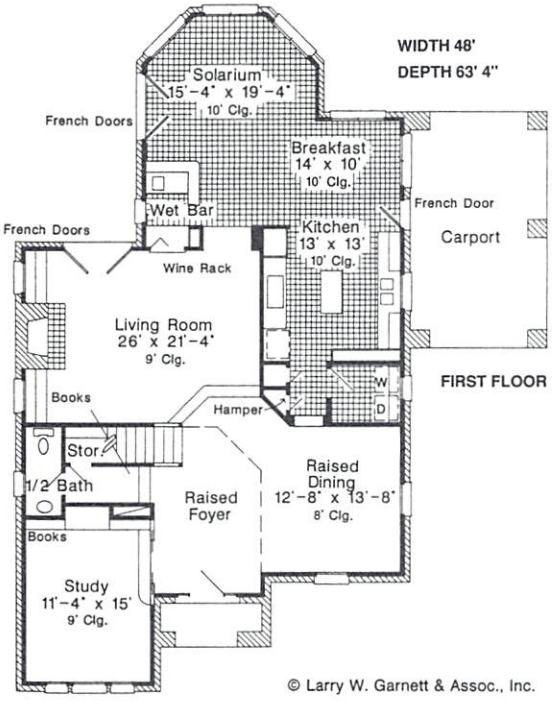
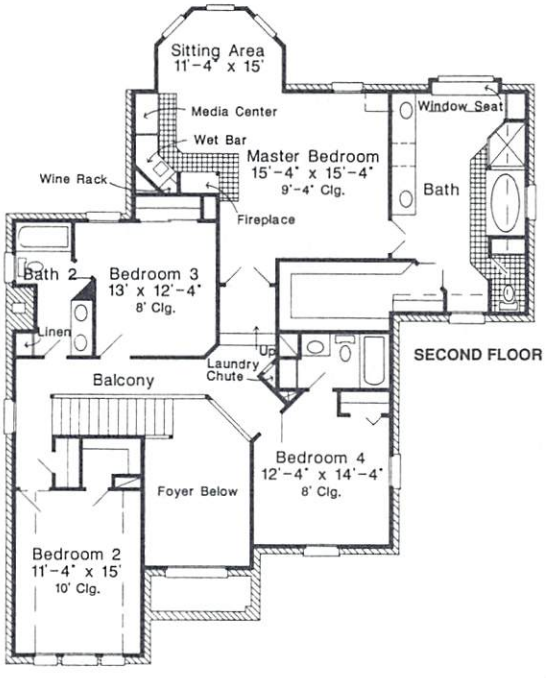


Brick gables, a Palladian window, clerestory glass at the entry, and a porte cochere add to the exterior elegance of this home. A study is conveniently located adjacent to the two-story foyer. A change in ceiling height defines the open-concept formal dining area. Two steps down from the foyer is a large living room with an elegant fireplace flanked by bookcases and cabinets. A wet bar serves the living room and the solarium. The modern, well-appointed kitchen features a work island and pantry wall. Upstairs, a balcony leads to three bedrooms. The laundry chute connects to the utility room below. The master suite features a fireplace which warms the bedroom and sitting room, a wet bar, and media center. Blueprints for a two-car detached garage are included with this design.

DESIGN: ED414
BEDROOMS: 4
BATHROOMS: 4
FIRST FLOOR: 1714 Sq. Ft.
SECOND FLOOR: 1729 Sq. Ft.
TOTAL: 3443 Sq. Ft.
PRICE: $225.00





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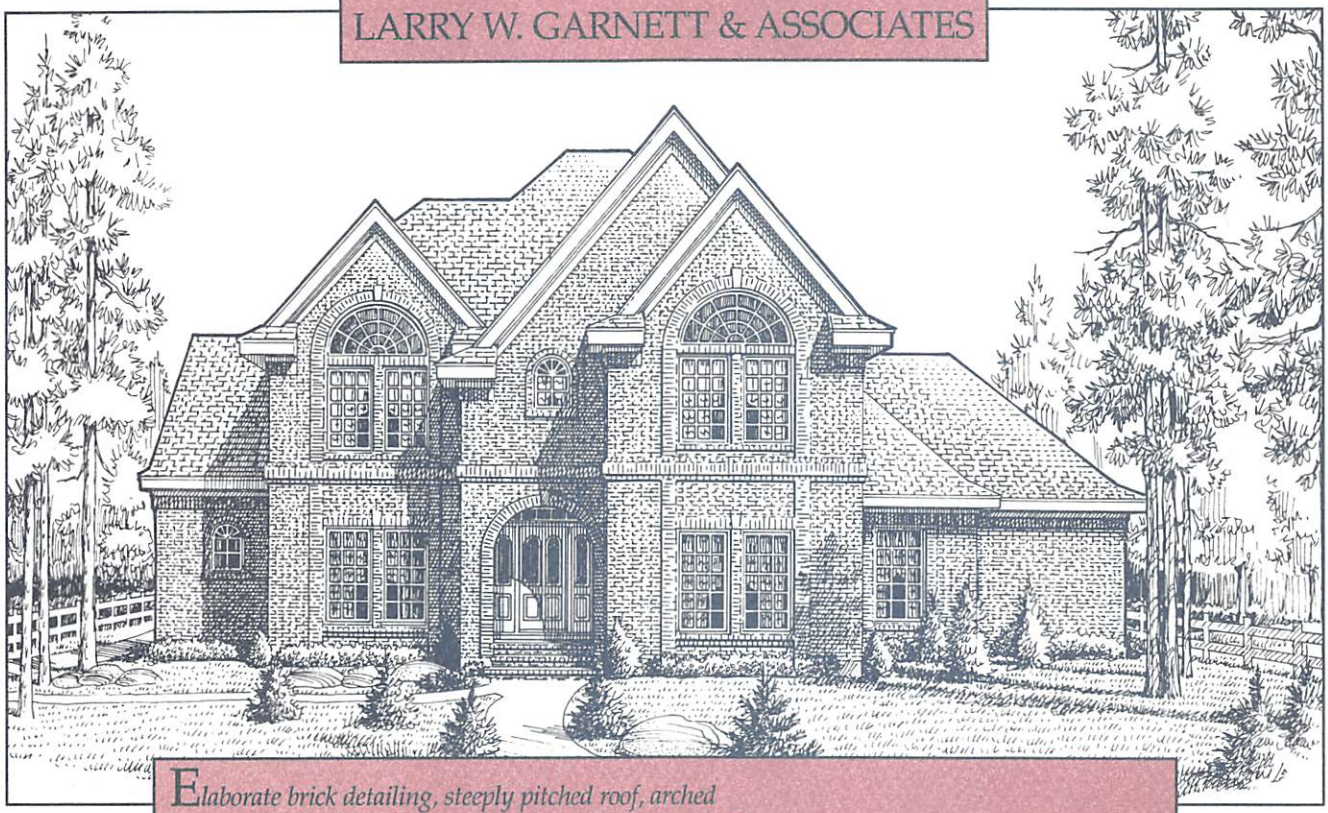
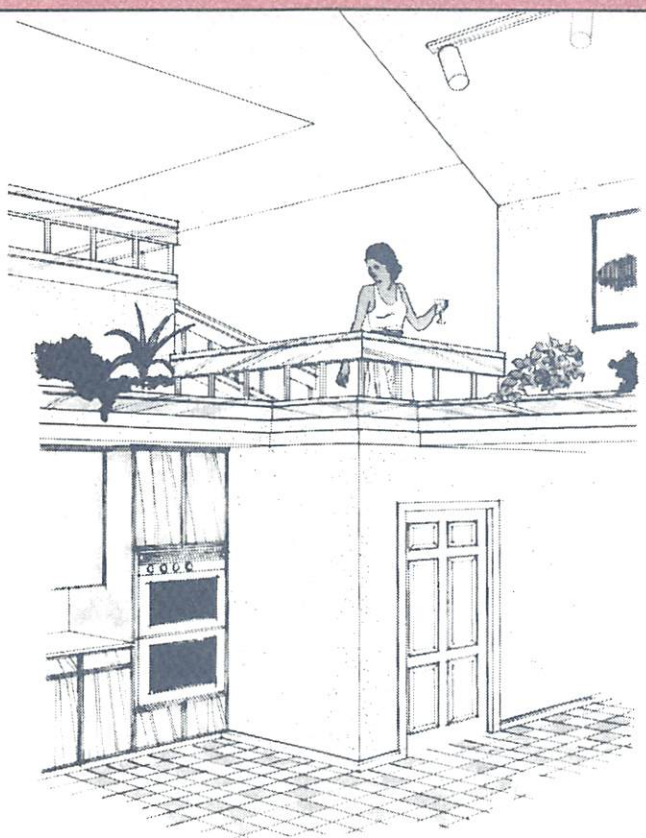


Elaborate brick detailing, steeply pitched roof, arched covered porch, and radial-head windows accent the exterior of this impressive home. The raised foyer overlooks a formal dining room with built-in display niche. The spacious living room features an 11' vaulted ceiling, fireplace with adjacent media center, French doors leading to the porch, and full-length windows offering a view of the rear yard. The master suite has His and Hers walk-in closets, a thru-fireplace to the bath with garden tub, and an adjacent bookshelf-lined study. The unique kitchen has a two-story cathedral ceiling with plant ledges above the cabinets which are viewed from the staircase landing. Blueprints include plans for a two-car detached garage.

DESIGN: ED422
BEDROOMS: 4
BATHROOMS: 4
FIRST FLOOR: 2264 Sq. Ft.
SECOND FLOOR: 1377 Sq. Ft.
TOTAL: 3641 Sq. Ft.
PRICE: $225.00



KITCHEN VIEW

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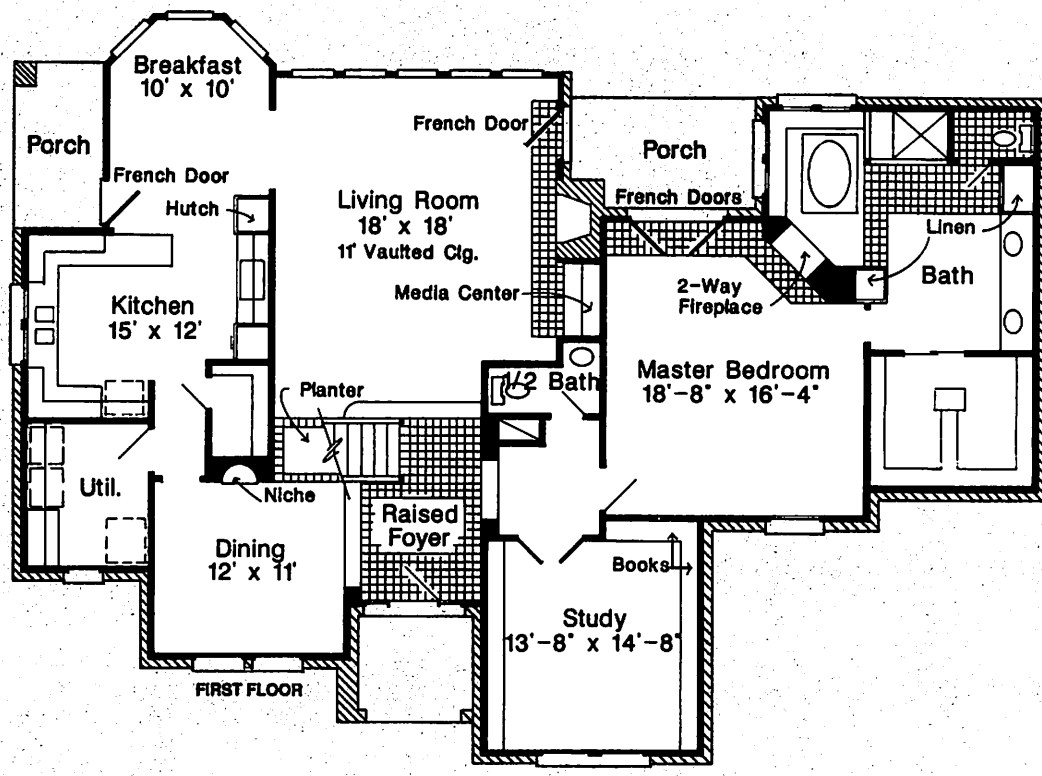
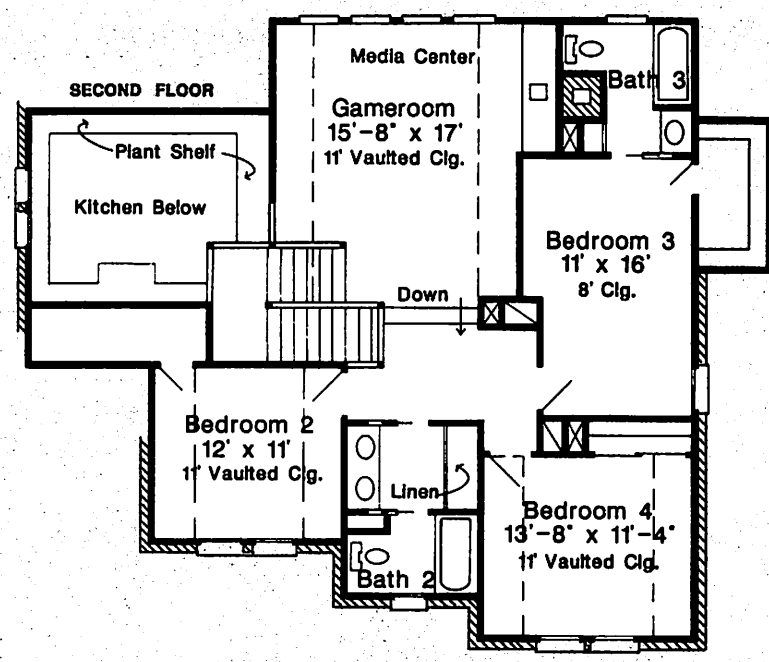


10' CEILINGS THROUGHOUT FIRST FLOOR
UNLESS OTHERWISE NOTED



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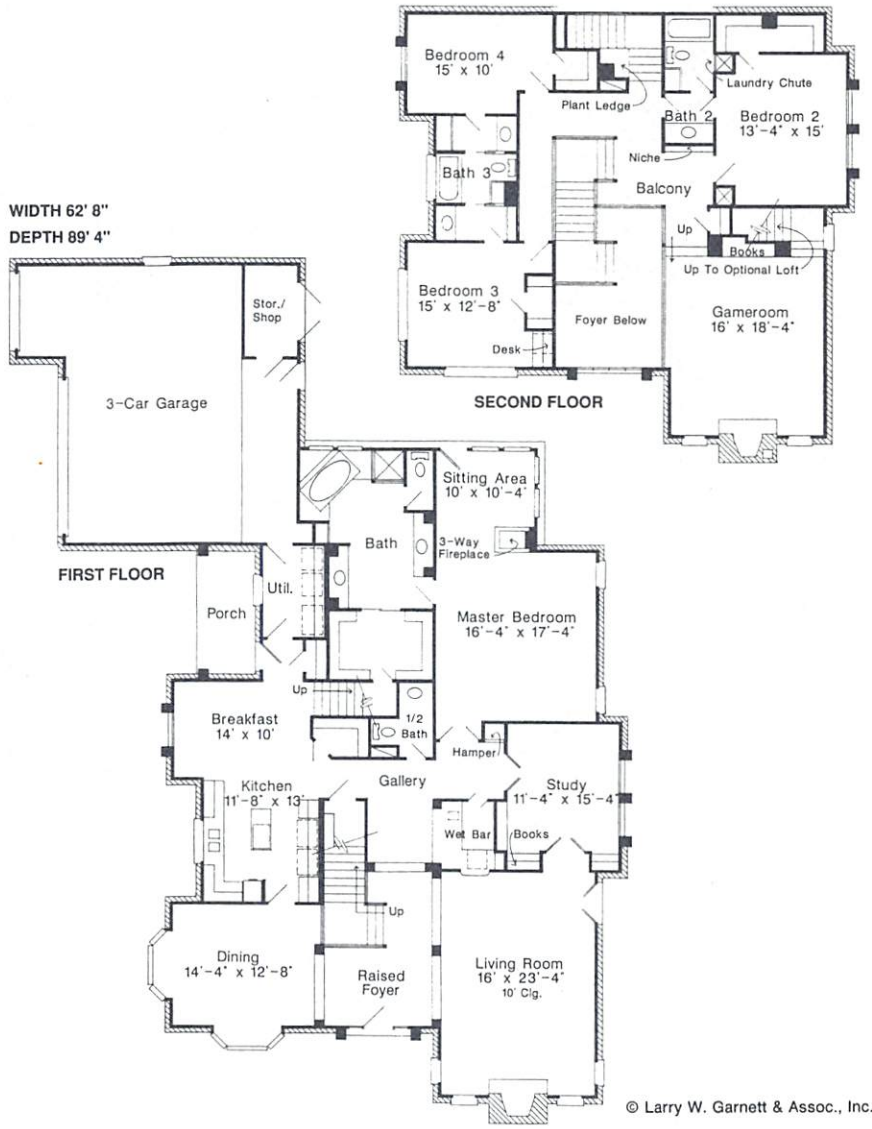
Reminiscent of the French Eclectic-style homes of the 1920's and 30's, this design features tall, steeply pitched rooflines, a massive front chimney, and formal entry. The raised foyer opens to both the living and dining rooms. A secluded study has built-in bookshelves and French doors opening to the living room and gallery. Double doors lead to the spacious master suite, where a three-way fireplace warms the sitting area and bedroom. A corner whirlpool tub highlights the master bath. The kitchen features an island cooktop and walk-in pantry and opens to the breakfast room and dining room, which is enhanced by two bay windows. The second-floor game room has a fireplace, built-in bookcases, and stairs which lead to an optional third-floor loft or storage area.

DESIGN: ED416
BEDROOMS: 4
BATHROOMS: 4
FIRST FLOOR: 2579 Sq. Ft.
SECOND FLOOR: 1541 Sq. Ft.
TOTAL: 4120 Sq. Ft.
PRICE: $375.00



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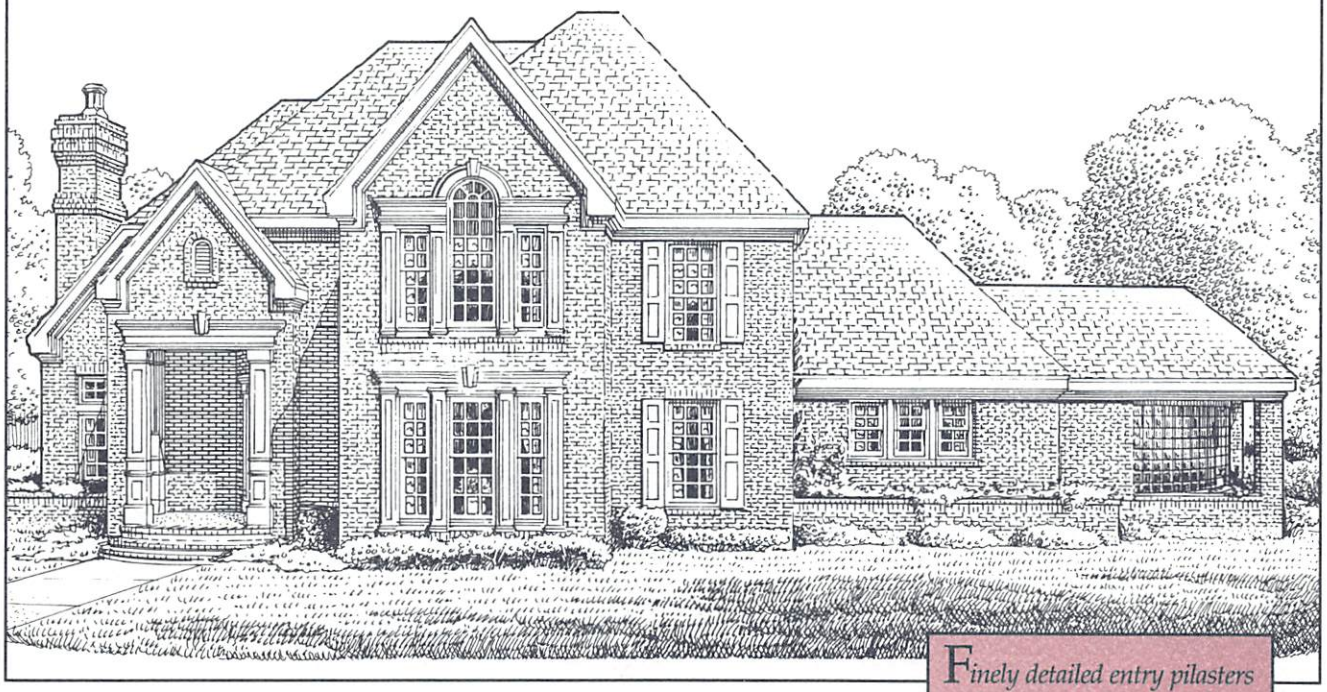

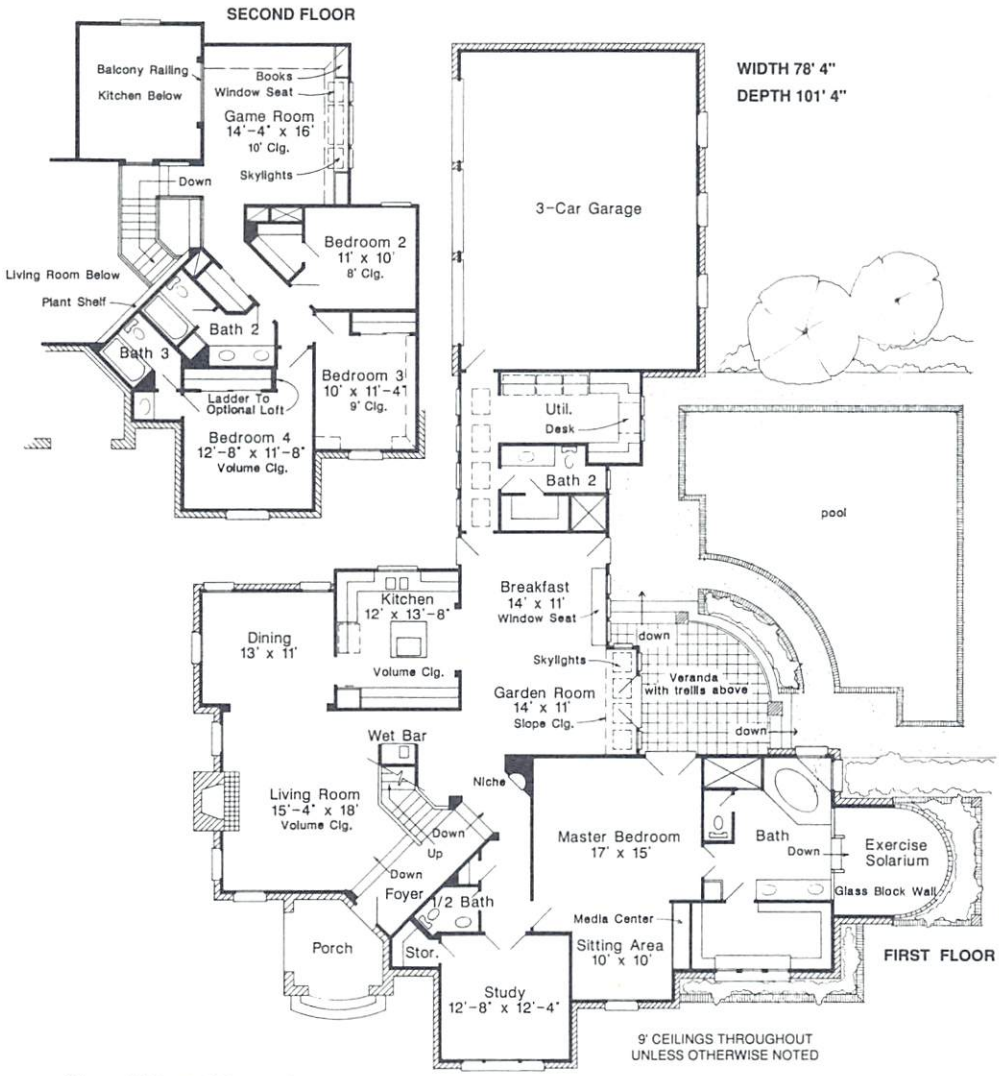

Finely detailed entry pilasters and a second-story Palladian window combine to create a distinctive facade for this stately home. The unique angled foyer offers an uninterrupted view of the sunken living room and dining room beyond. Skylights, French doors, and a window seat offer natural light to the breakfast room and garden room, while a two-story ceiling adds a dramatic touch to the kitchen. A window-walled walkway with skylights leads to the utility room and three-car garage. The first-floor master retreat offers a sitting room with built-in media center, an elegant bath with corner whirlpool tub, and a glass-enclosed exercise solarium. The second-floor skylit game room overlooks the kitchen below.

DESIGN: ED406
BEDROOMS: 4
BATHROOMS: 5
FIRST FLOOR: 2589 Sq. Ft.
SECOND FLOOR: 1541 Sq. Ft.
TOTAL: 3626 Sq. Ft.
PRICE: $225.00

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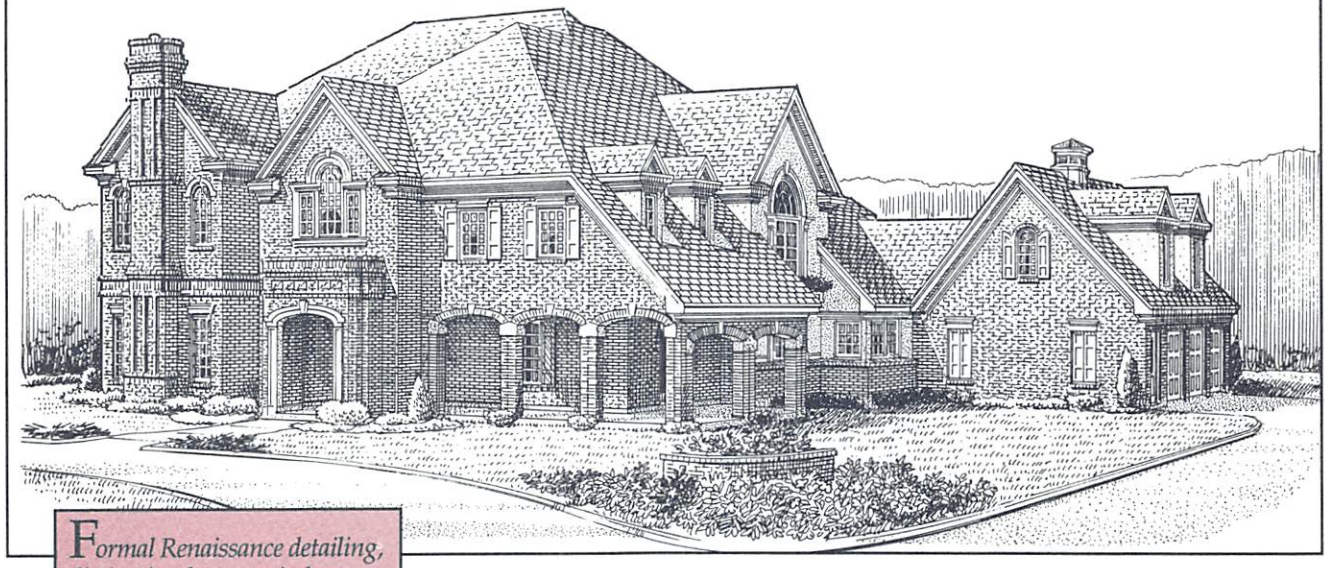
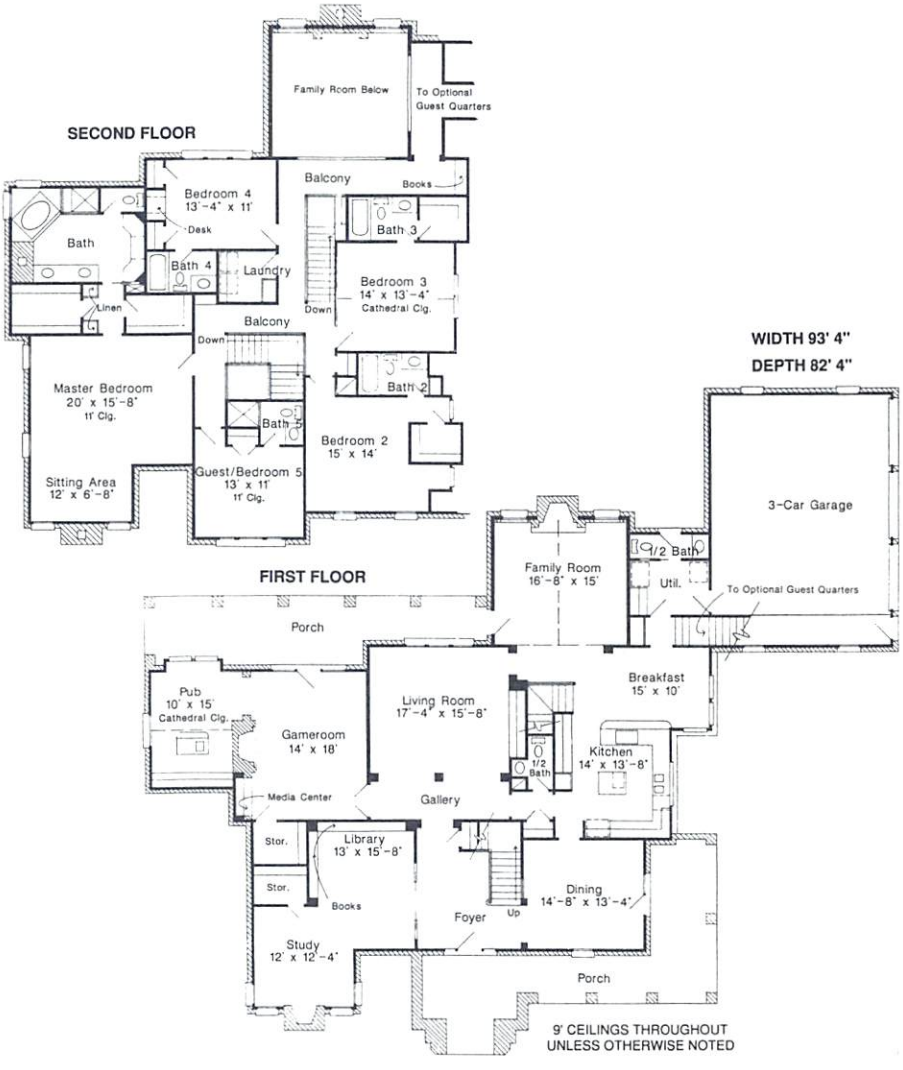


Formal Renaissance detailing, distinctive dormer windows, and a massive chimney provide an exterior design that is a blend of French Eclectic and English Georgian styling. A grand foyer and central gallery allow for easy traffic flow throughout the home. Double doors open to reveal a library and study enhanced by built-in bookshelves and a stately fireplace. The game room has a media center, fireplace, and large walk-in storage space; a brick archway connects the adjoining wet bar and pub. The kitchen, with handy work island and abundant cabinet space, opens to a sunny breakfast room. A second-floor balcony overlooks the dramatic two-story family room, where a fireplace is flanked by windows. Five bedrooms, including a lavish master suite, each have a private bath.

DESIGN: ED419
BEDROOMS: 5
BATHROOMS: 7
FIRST FLOOR: 2817 Sq. Ft.
SECOND FLOOR: 2055 Sq. Ft.
TOTAL: 4872 SQ. FT.
PRICE: $375.00



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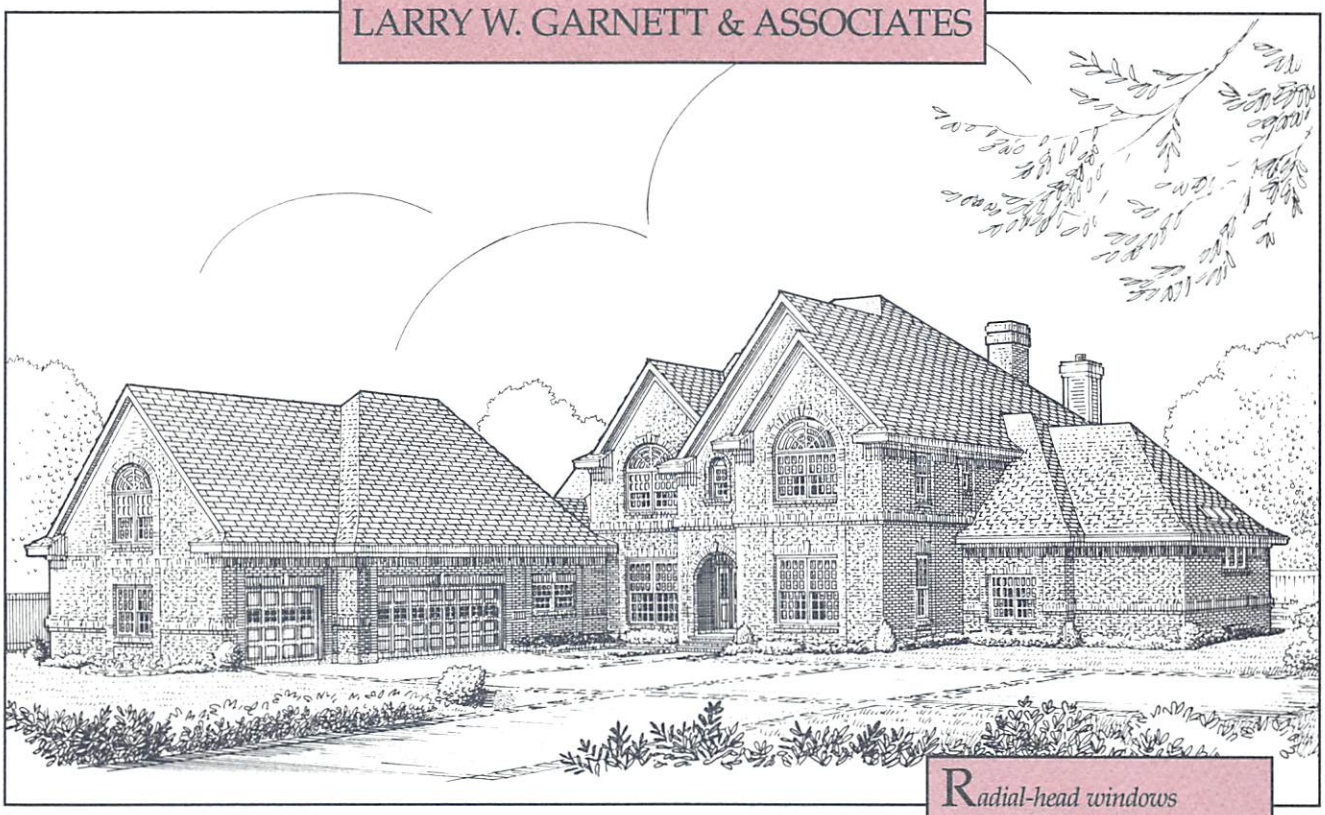

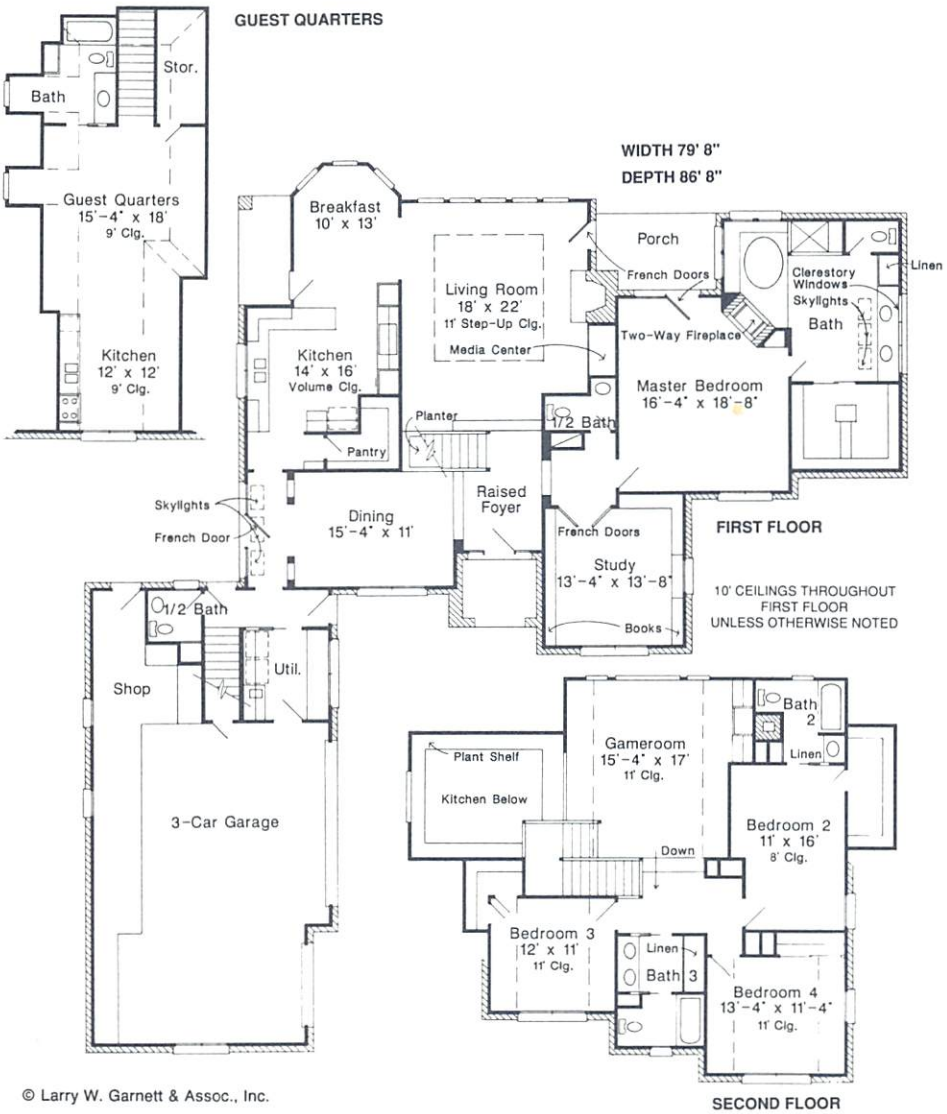

Radial-head windows and an arched, recessed entry complement the front-facing gables to create a graceful facade to this one-of-a-kind home. A built-in media center and fireplace make the living room an ideal location for entertaining; the bookshelf-lined study offers a quiet retreat. The kitchen features a walk-in pantry, a volume ceiling that opens to the game room above, and spectacular arched windows over the sink. A gallery with skylights and French doors leads past the dining room to the service entrance where a staircase provides access to guest quarters above the garage. A two-way fireplace separates the master bedroom from the bath, where a whirlpool tub is inset perfectly in a windowed alcove.

DESIGN: ED410
BEDROOMS: 4
BATHROOMS: 6
FIRST FLOOR: 2381 Sq. Ft.
SECOND FLOOR: 1202 Sq. Ft.
GUEST QTRS: 606 Sq. Ft.
TOTAL: 4189 Sq. Ft.
PRICE: $375.00

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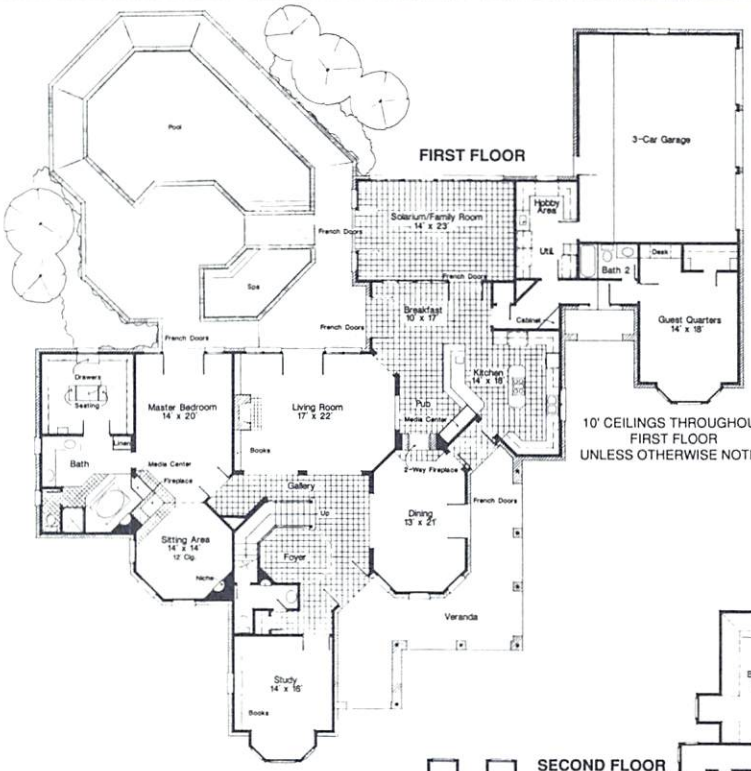
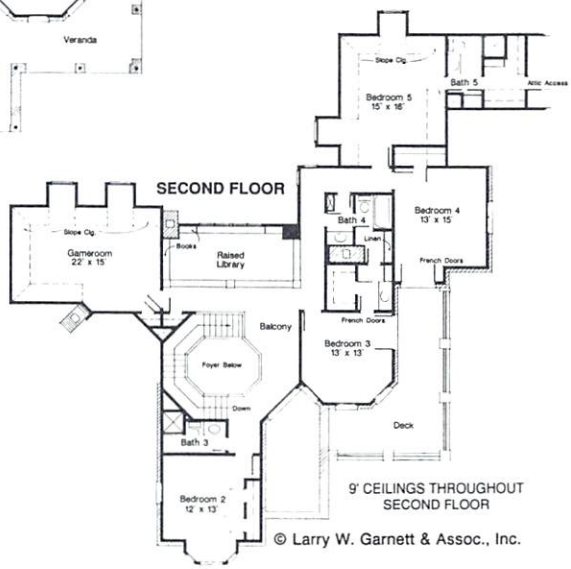
First- and second-story bay windows with copper roofs and detailed brick arches at the front entry and veranda recall classic estate homes of the 1920's. The magnificent foyer features an impressive staircase and balcony. The gallery offers a view into the formal living room, which has a fireplace flanked by built-in bookcases and access to the terrace via French doors. Double doors open to a private master suite with an octagon-shaped sitting area and corner fireplace. The formal dining room shares a two-way fireplace with the pub area. Three pairs of French doors provide a view from the kitchen and breakfast area into the sun-drenched solarium/family room. Second-floor living space includes four bedrooms, a raised library/reading area, and a huge game room.

DESIGN: ED421
BEDROOMS: 6
BATHROOMS: 6
FIRST FLOOR: 3985 Sq. Ft.
SECOND FLOOR: 2278 Sq. Ft.
TOTAL: 6263 Sq. Ft.
PRICE: $375.00

WIDTH 103' 4"
DEPTH 103' 4"





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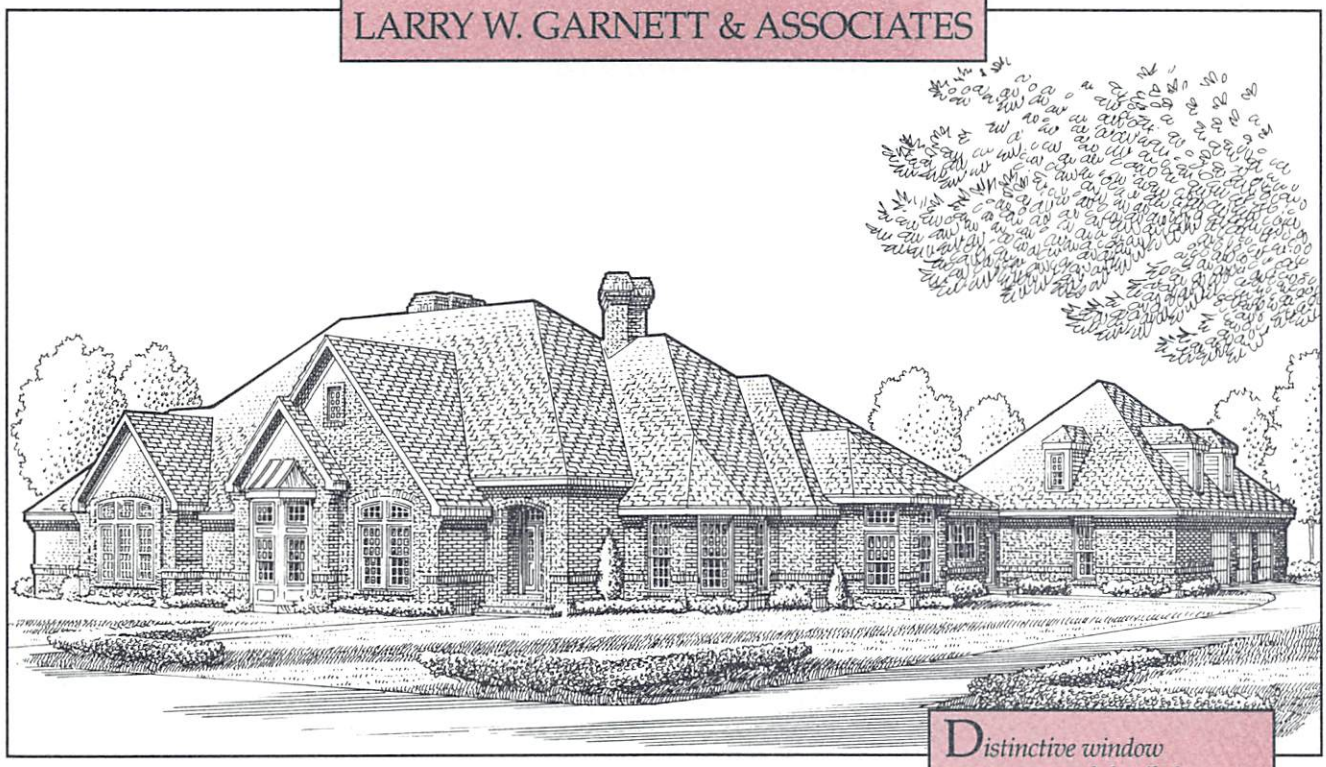

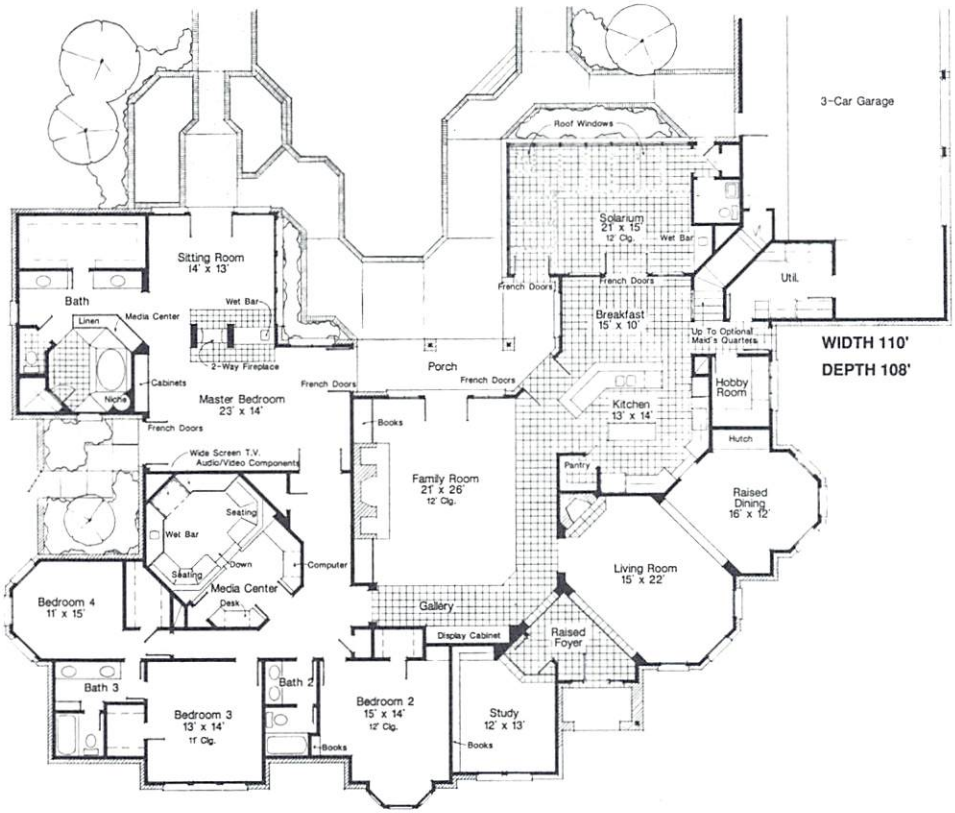

9' CEILINGS THROUGHOUT
UNLESS OTHERWISE NOTED

Distinctive window treatments and detailed brickwork highlight the exterior of this spacious, high volume one-story home. The foyer presents a view of the living room and unique raised dining area. The family room, with a 12' ceiling, massive fireplace, built-in cabinets, and French door leading to the terrace, provides a central entertainment area. The unique, designed-in media center features a list of amenities including a desk, computer center, and audio/video components; a sunken seating area with wide-screen television creates a small theater. The lavish master suite has double French doors which lead to a private side courtyard and the covered rear porch. A two-way fireplace and wet bar define the sitting area. The spacious kitchen, with an island counter, overlooks the morning room where French doors lead to an extraordinary solarium.

DESIGN: ED404
BEDROOMS: 4
BATHROOMS: 4
TOTAL: 4958 Sq. Ft.
PRICE: $375.00

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THE BLUEPRINT PACKAGE

Larry W. Garnett & Associates offers a complete and useful plans package as outlined below.

- **Elevations of front, rear, and sides**
- **Foundation plan** (monolithic concrete slab)
- **Detailed floor plan(s) with electrical and plumbing locations**
- **Cabinet, vanity, and miscellaneous interior details**
- **Typical detail and section sheets**
- **Garage plan** (A two-car garage plan is included at no extra charge with all plans designed for a detached garage.)

Reversed plans are mirror image with dimensions and lettering reading backwards.

Plans do not include specifications or heating and air conditioning layouts. Your local mechanical contractor will size and locate the proper equipment for your particular climatic conditions. Material lists are not included due to differences in construction practices and local availability of various materials.

Larry W. Garnett & Associates, Inc. makes no warranties, either expressed or implied, regarding plans. Purchasers should have plans reviewed by a licensed builder and architect before beginning construction. Modification may be necessary for compliance with local and state regulations and codes.

Schedule 1		Schedule 2
ED401	ED411	ED404
ED402	ED412	ED410
ED403	ED413	ED416
ED405	ED414	ED419
ED406	ED415	ED420
ED407	ED417	ED421
ED408	ED418	
ED409	ED422	

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	Schedule 1	Schedule 2
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Additional Sets	$25.00	$30.00
Reversed Sets	$25.00	$30.00

To order blueprints, turn to page 187.

For more information on these plans, call or write:
LARRY W. GARNETT & ASSOCIATES, INC., 3515 PRESTON ROAD, SUITE 200, PASADENA, TEXAS 77505 (713) 487-0427

STYLE AND SUBSTANCE

Fillmore Design Group was formed in 1960 in Oklahoma City by Robert L. Fillmore, president and founder. Over the years, the firm has grown in size to 12 designers and draftspeople.

"Our designs are often characterized by their European influence, by massive brick gables and by high-flowing, graceful roof lines," comments Robert Fillmore. "We spend considerable time on detail, particularly brick detail, and we often place a fireplace with decorative brick patterns along the front facade for focus and interest. In fact, this attention to detail extends inside the home and pays off in terms of handsome, finely wrought mouldings, cornices, and other interior detailing."

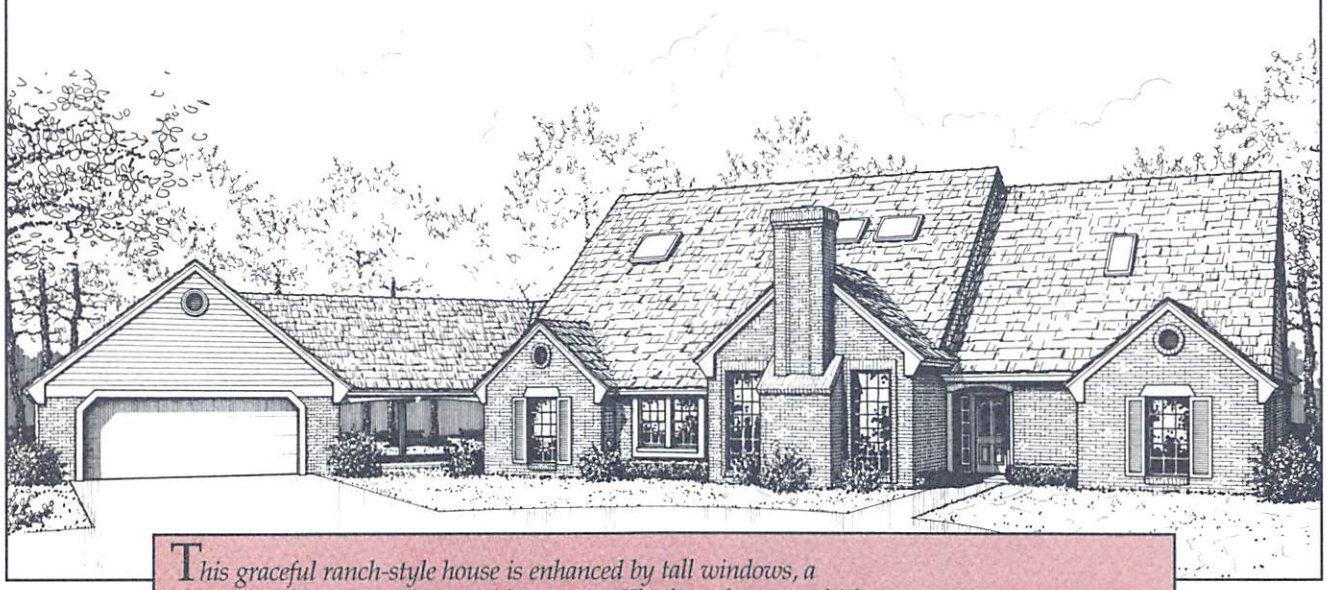
The company has designed Parade of Homes plans for builders and home builders associations all over the United States. Each year, for the past 15 years, the Fillmore Group has created a project home in Oklahoma City for the local Home Builders Association.

"Each plan is done in our office by one of our experienced designers under close supervision and is checked and rechecked for accuracy before leaving the office," explains Fillmore. "Each plan is carefully thought out down to the smallest detail by our Design Group. We pay attention to such items as traffic flow, open rooms with tall ceiling heights and window openings, while at the same time thinking of furniture placement and wall space. We try to allow plenty of storage areas, large kitchens with good work patterns, luxurious and exciting master baths and spacious master bedrooms. We feel a lot of glass area to the rear will help bring the beauty of the outdoors in."

Fillmore Design Group belongs to the American Institute of Building Designers and the National Association of Home Builders. The company's work has been featured in Professional Builder, Country Living *and* Select Homes *of Canada. Since 1985 the company has displayed designs at the National Association of Home Builders Convention, where it has established an excellent rapport with builders and developers from all over the United States.*

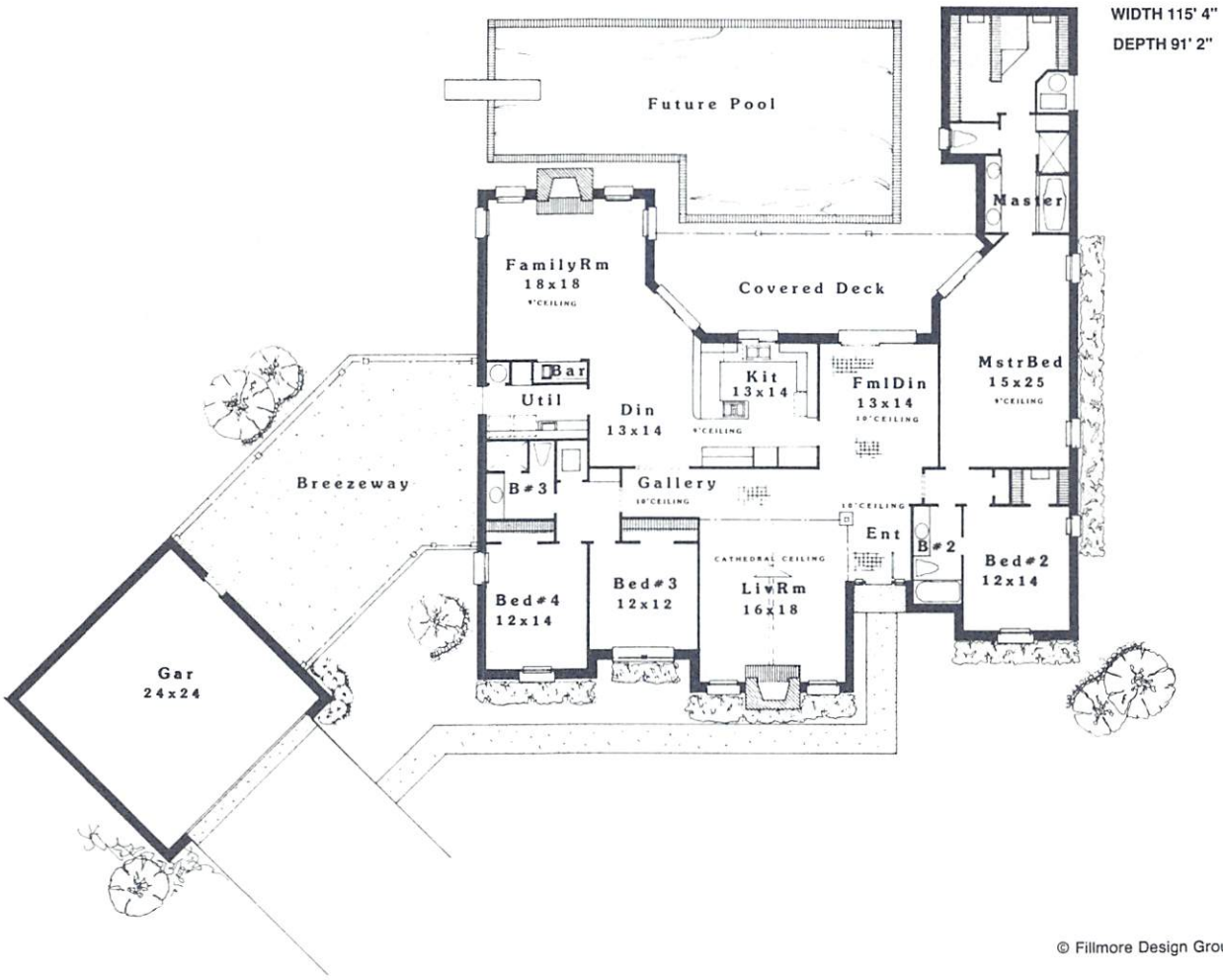
"As a result of the N.A.H.B. show and other contacts, we have sent our designs all over the U.S.A. and Canada to homebuilders and custom home buyers," continues Fillmore. "They tell us that our plans far exceed their expectations, are easy to follow and are easy to work with. As part of our total service, we also work with homebuilders and buyers to alter plans to their specifications and requirements. Our aim is to supply the very best designs possible for the builder or homeowner — and our longstanding reputation is based on this commitment."

FILLMORE DESIGN GROUP



This graceful ranch-style house is enhanced by tall windows, a decorative chimney, and covered breezeway. The formal entry, which has a 10' ceiling, opens to a living room with an elegant cathedral ceiling and impressive brick fireplace. The kitchen is positioned between the formal and informal dining areas. These rooms, as well as the family room, with a second fireplace, overlook the large, covered deck. The master suite features a spacious bath with a large whirlpool tub, separate shower, and oversized walk-in closets; the bedroom opens to the rear deck. Three additional bedrooms are located at the front of the home.

DESIGN: EC313
BEDROOMS: 4
BATHROOMS: 3
TOTAL: 3010 Sq. Ft.
PRICE: $325.00



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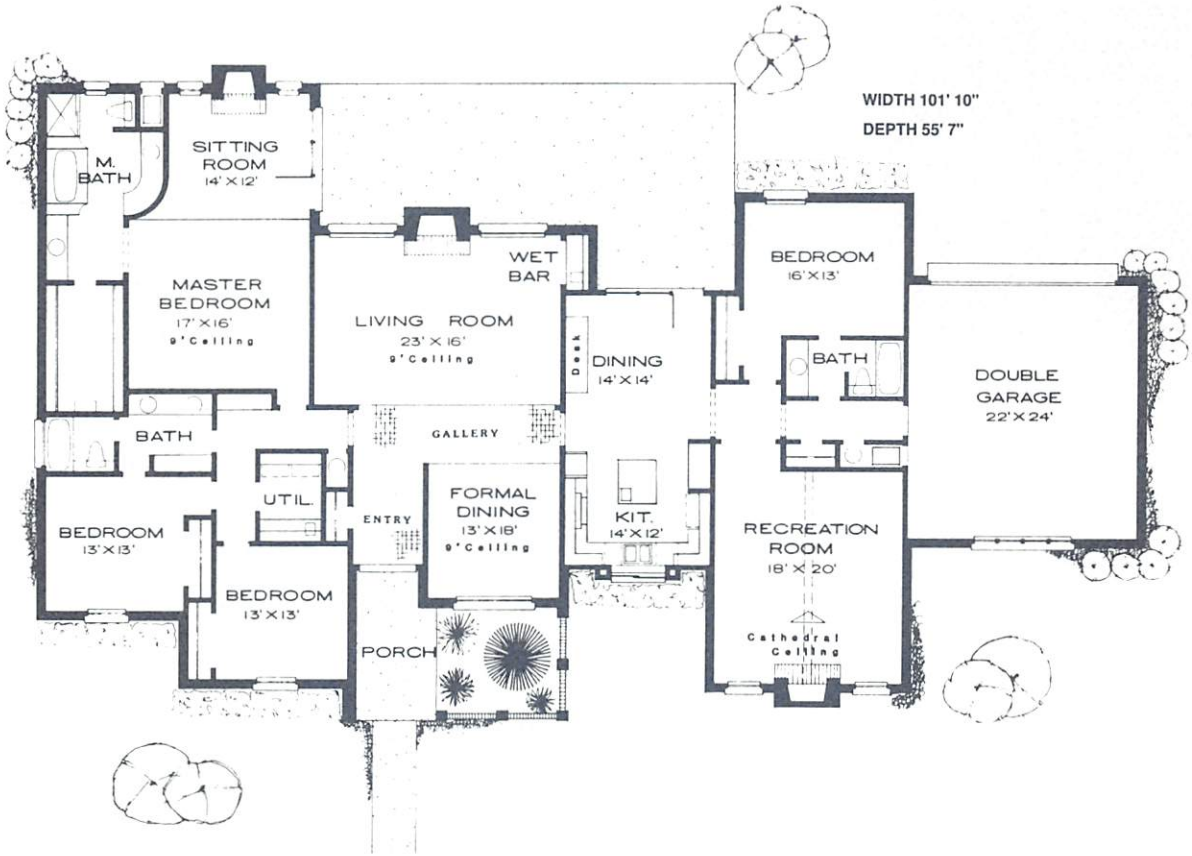
FILLMORE DESIGN GROUP

A copper hood covers the front porch and marks the formal entrance to this traditional home. A fireplace and wet bar enhance the comfort of the spacious living room, which combines with the formal dining room to offer a perfect location for entertaining. The U-shaped kitchen boasts an island work station and opens directly to an informal dining area. The large recreation room features an additional fireplace and a cathedral ceiling with cedar beams. The master bedroom suite, secluded in the rear quadrant of the house, features a sitting room with fireplace, a well-planned master bath and large walk-in closet. Three additional bedrooms and two baths add the final touches to this elegant home.

DESIGN: EC306
BEDROOMS: 4
BATHROOMS: 3
TOTAL: 3317 Sq. Ft.
PRICE: $325.00



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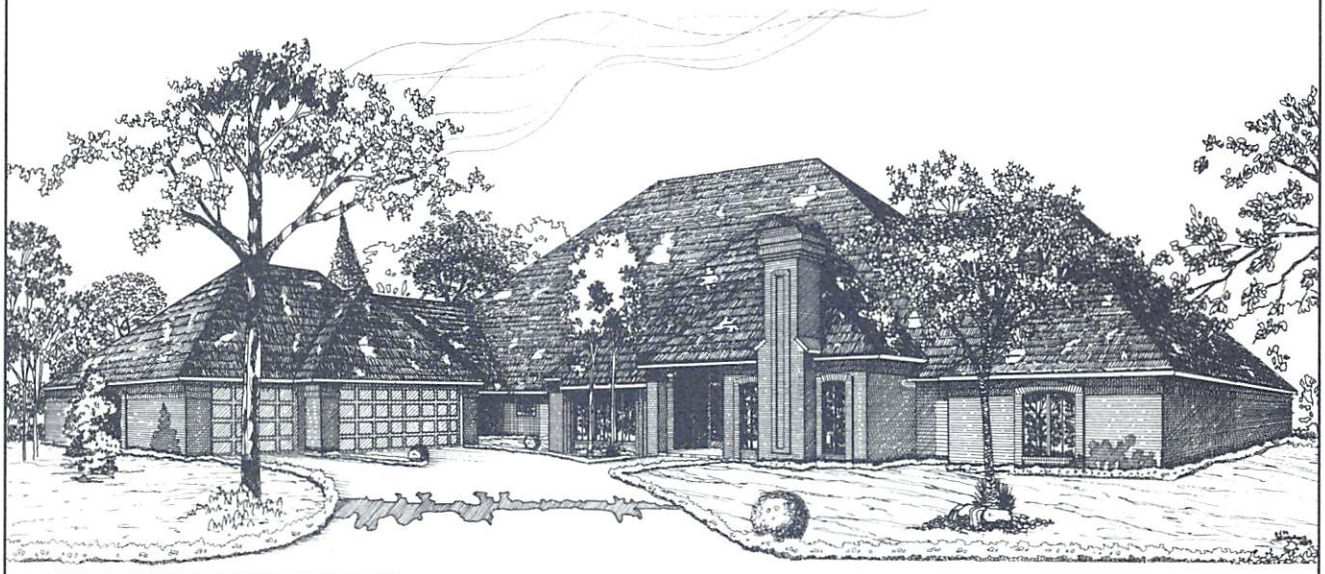
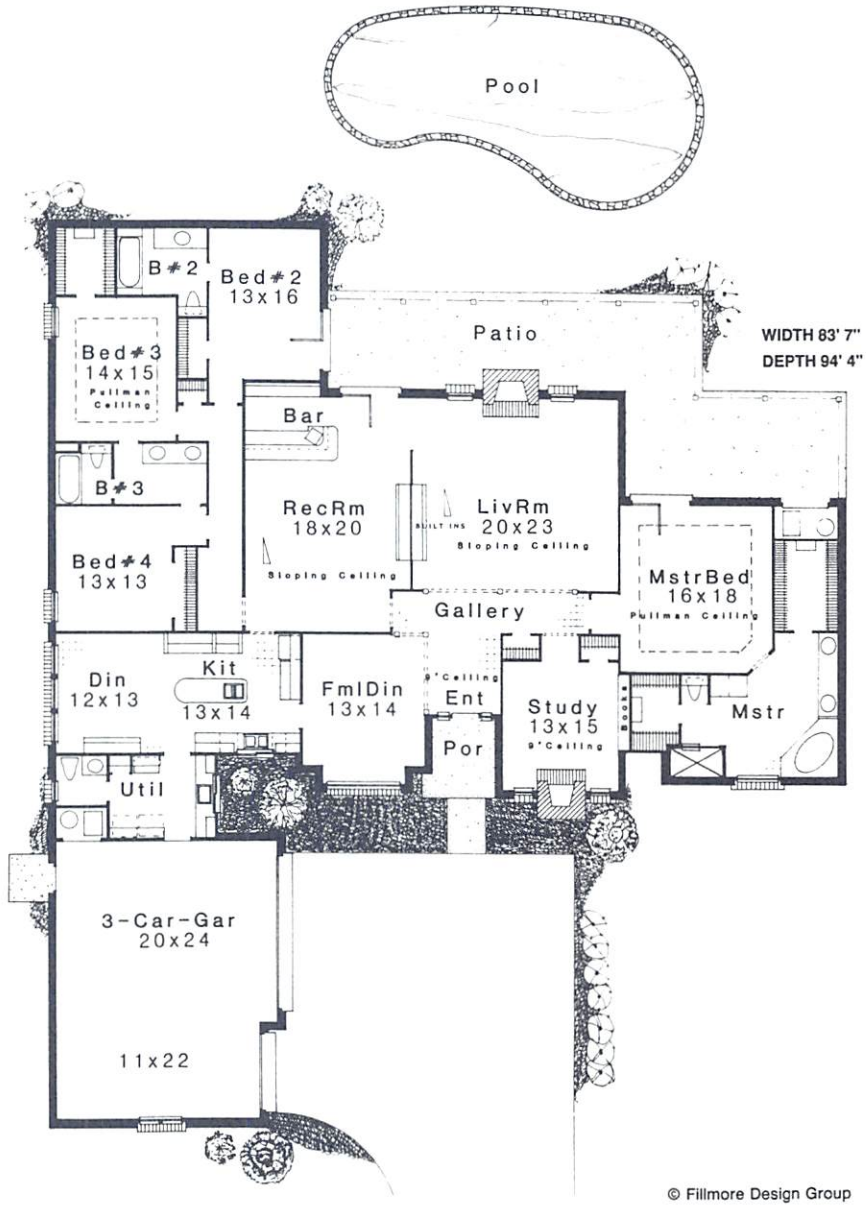


This country-French design features low-arched window tops and a decorative front chimney. The formal entry and gallery lead to the main living areas: the formal dining room has a window alcove; the study features an impressive fireplace; the large living room has a second fireplace; and the adjoining recreation room includes a walk-in bar. The private master suite is located in its own wing; the bath has two walk-in closets and a separate shower and corner tub. Three additional bedrooms offer access to a bath.

DESIGN: EC317
BEDROOMS: 4
BATHROOMS: 4
TOTAL: 3679 Sq. Ft.
PRICE: $325.00



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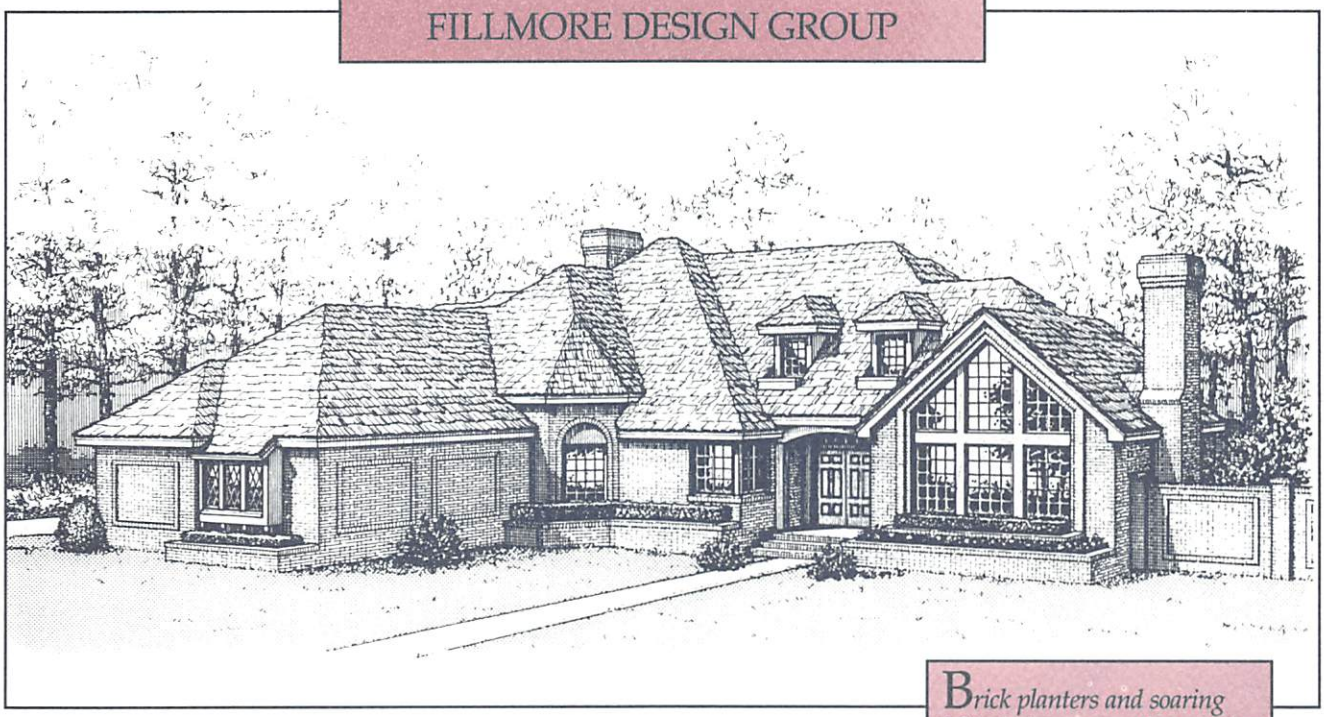

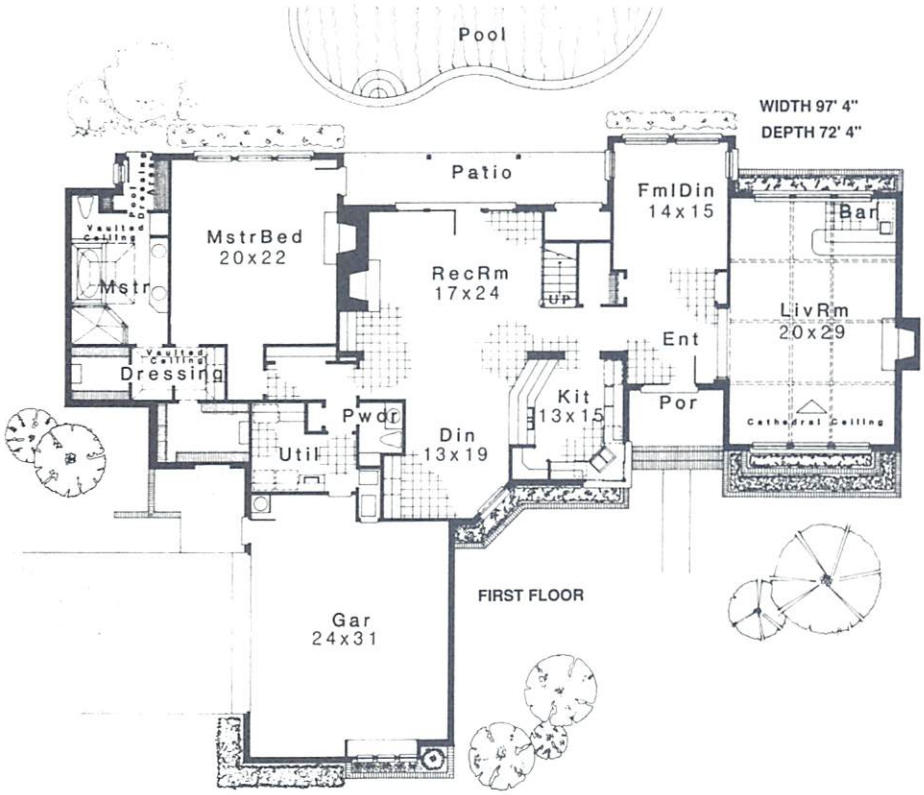

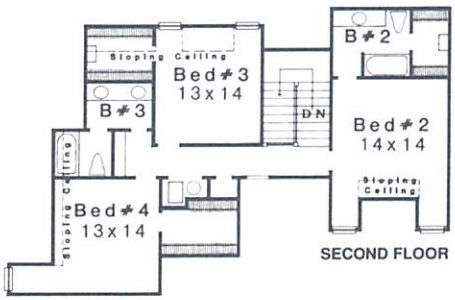

Brick planters and soaring 16' windows grace the exterior of this rambling two-story home. The large entry offers a view directly through the formal dining room and opens to a huge living room with two glass walls, a fireplace, and walk-in wet bar. The kitchen, which has a corner sink and walk-in pantry, opens to the informal dining room and recreation room, which features a fireplace and access to the covered patio through sliding glass doors. The first-floor master suite has its own fireplace; the spacious master bath and dressing area features two walk-in closets and a skylit whirlpool tub. Three bedrooms, each with a walk-in closet, and two full baths complete the second-floor living space.

DESIGN: EC309
BEDROOMS: 4
BATHROOMS: 4
FIRST FLOOR: 3241 Sq. Ft.
SECOND FLOOR: 1050 Sq. Ft.
TOTAL: 4291 Sq. Ft.
PRICE: $425.00

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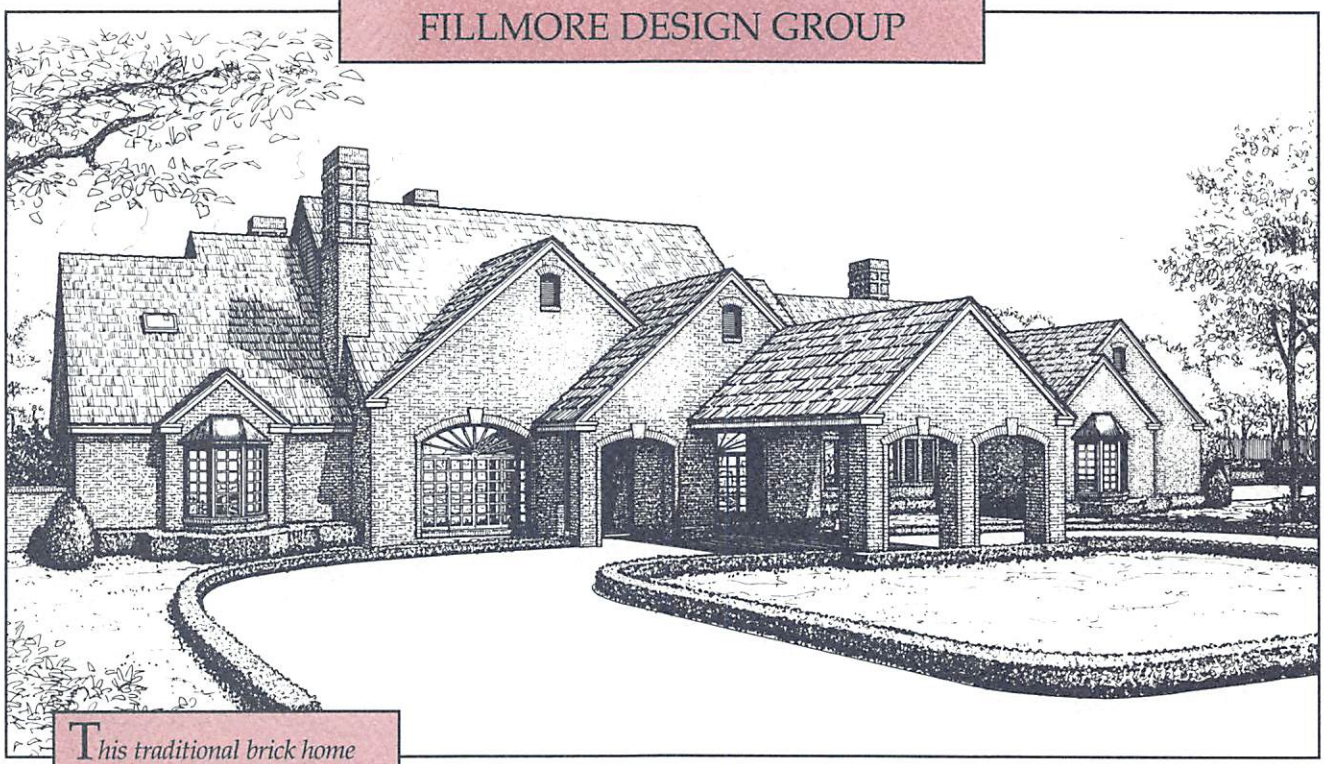
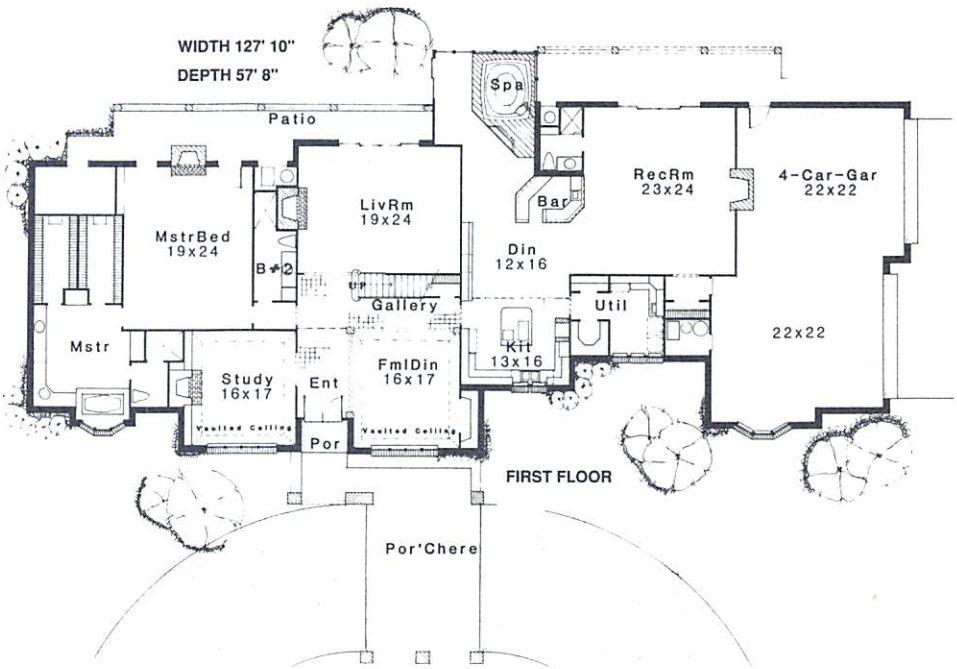
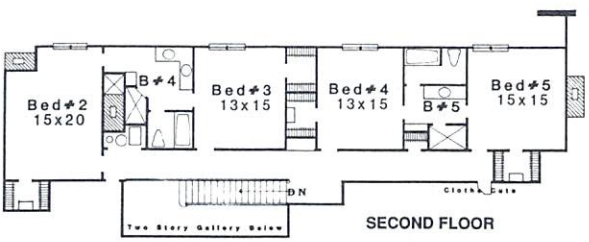


This traditional brick home will always be in style. The varied roof lines and porte cochere add a touch of elegance, while large windows and 10' ceilings add a feeling of spaciousness. The formal dining room is located directly off the entry. Fireplaces are the focal point of the living room and study. The kitchen features an island cooktop. A wet bar services the indoor spa, informal dining area, and large recreation room. The spacious master suite includes a bedroom fireplace, a spacious dressing area with twin walk-in closets, and a luxurious bath with separate shower and tub. Four bedrooms, each with a walk-in closet and access to a bath, are on the second floor.

DESIGN: EC320
BEDROOMS: 5
BATHROOMS: 5
FIRST FLOOR: 4080 Sq. Ft.
SECOND FLOOR: 1609 Sq. Ft.
TOTAL: 5689 Sq. Ft.
PRICE: $425.00





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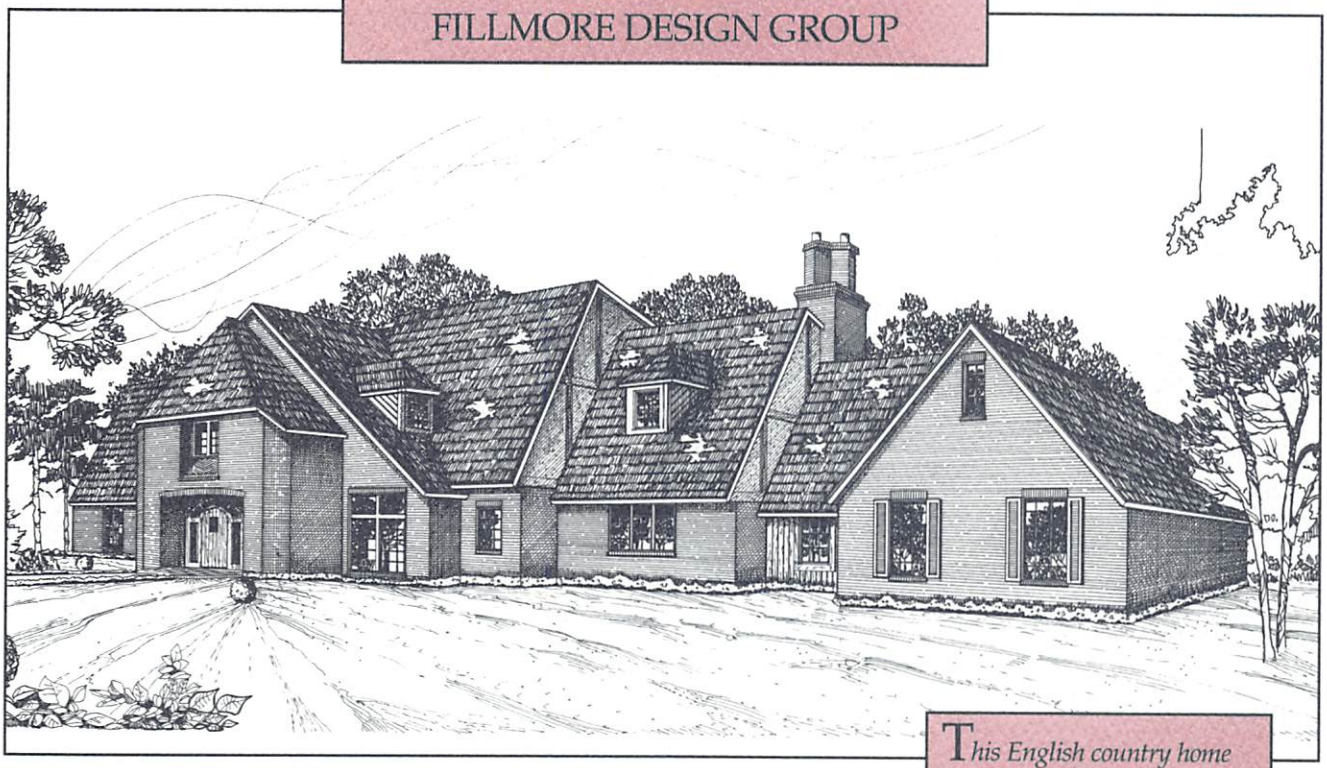

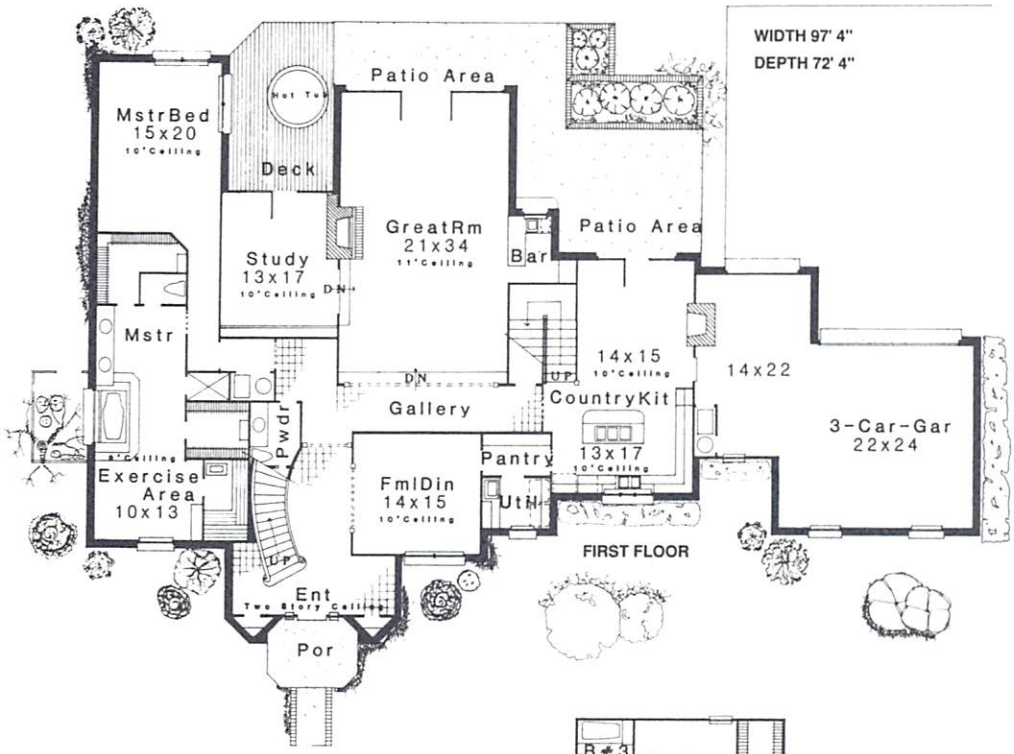

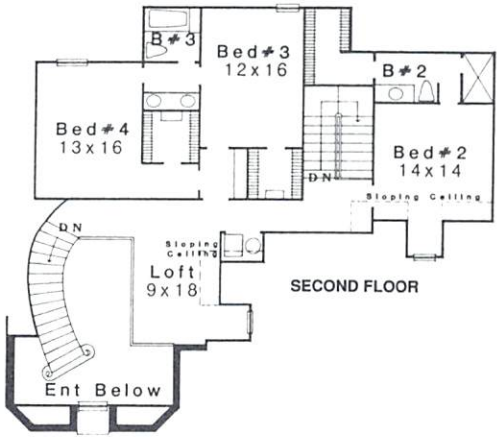

This English country home was designed for a large estate lot. The dramatic two-story entry, highlighted by the curved staircase, leads to all of the main living areas. The spacious feeling is maintained throughout the first floor with 10' ceilings. Woodburning fireplaces are featured in the huge great room and quaint country kitchen. The master retreat includes a bedroom with access to a hot tub deck and a large master bath with garden tub, two walk-in closets, exercise area, and redwood sauna. The oak-paneled study has built-in bookshelves. On the second floor, a loft overlooks the entry and three bedrooms feature large walk-in closets.

DESIGN: EC301
BEDROOMS: 4
BATHROOMS: 4
MAIN LEVEL: 3362 Sq. Ft.
LOWER LEVEL: 1408 Sq. Ft.
TOTAL: 4770 Sq. Ft.
PRICE: $425.00

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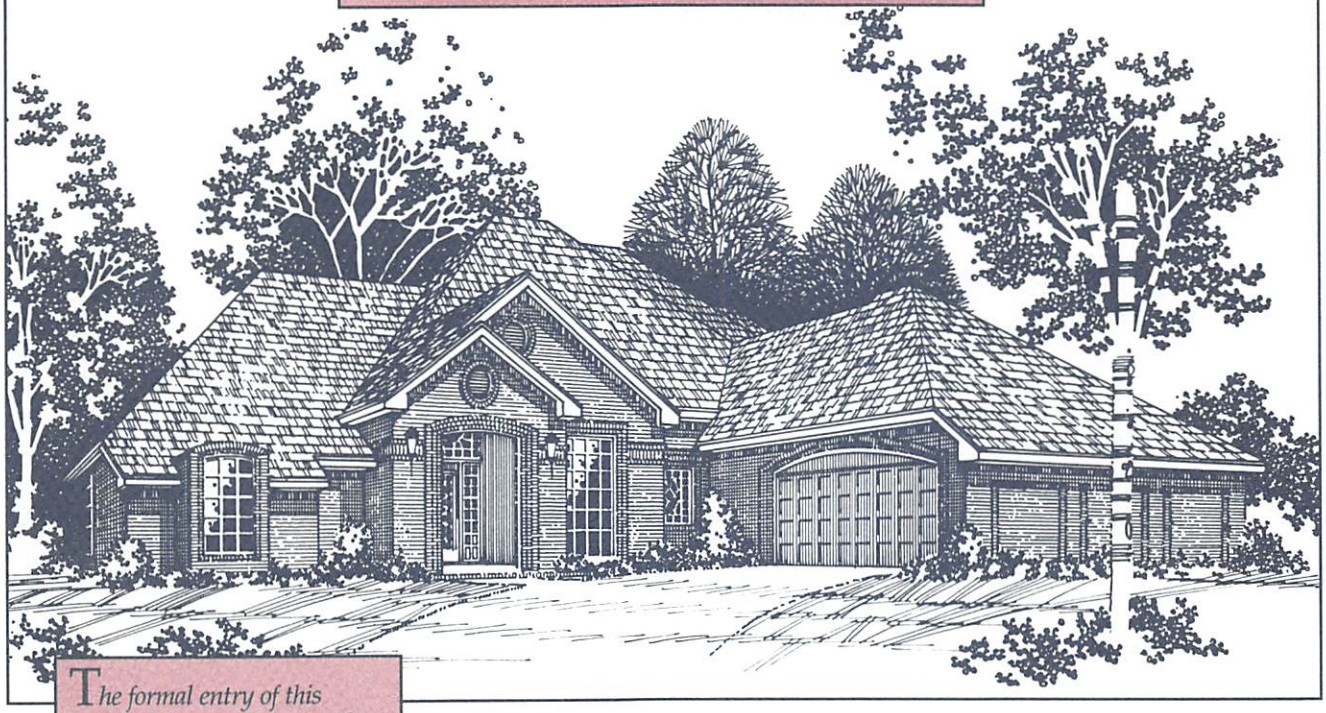
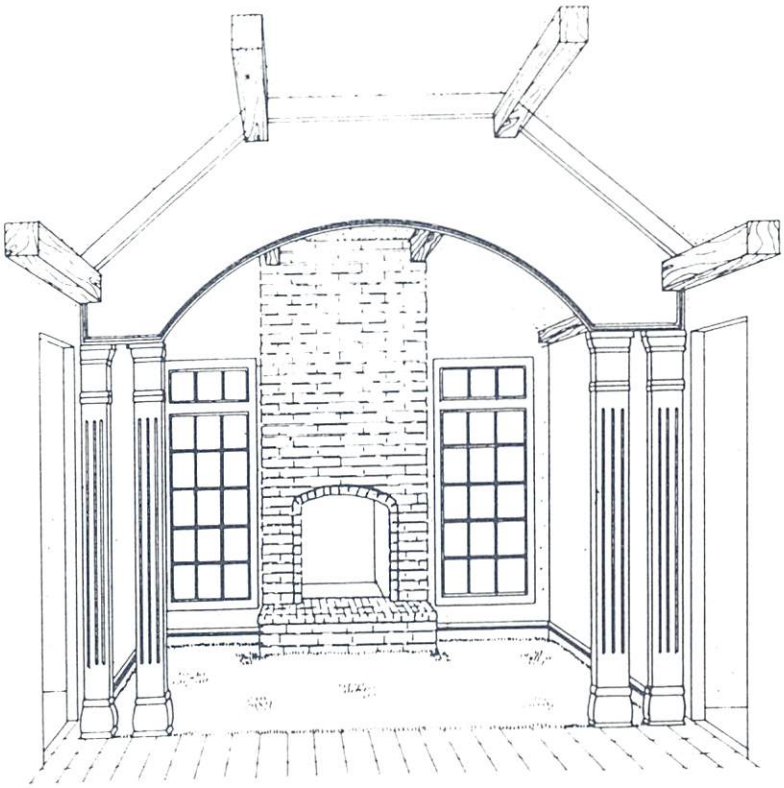


The formal entry of this exquisite home opens directly to the living room with vaulted, beamed ceiling and wood-burning fireplace. The oak-paneled library features a built-in bookcase that lines one wall. The U-shaped kitchen with a central work island opens to a family room/dining area that has a corner fireplace and access to a covered patio. The first-floor master suite includes patio access and a spacious bath with walk-in closets and separate shower and tub. Three additional bedrooms and two full baths complete the second-floor living space.

DESIGN: EC315
BEDROOMS: 4
BATHROOMS: 4
FIRST FLOOR: 2283 Sq. Ft.
SECOND FLOOR: 855 Sq. Ft.
TOTAL: 3138 Sq. Ft.
PRICE: $325.00



LIVING ROOM FIREPLACE DETAIL

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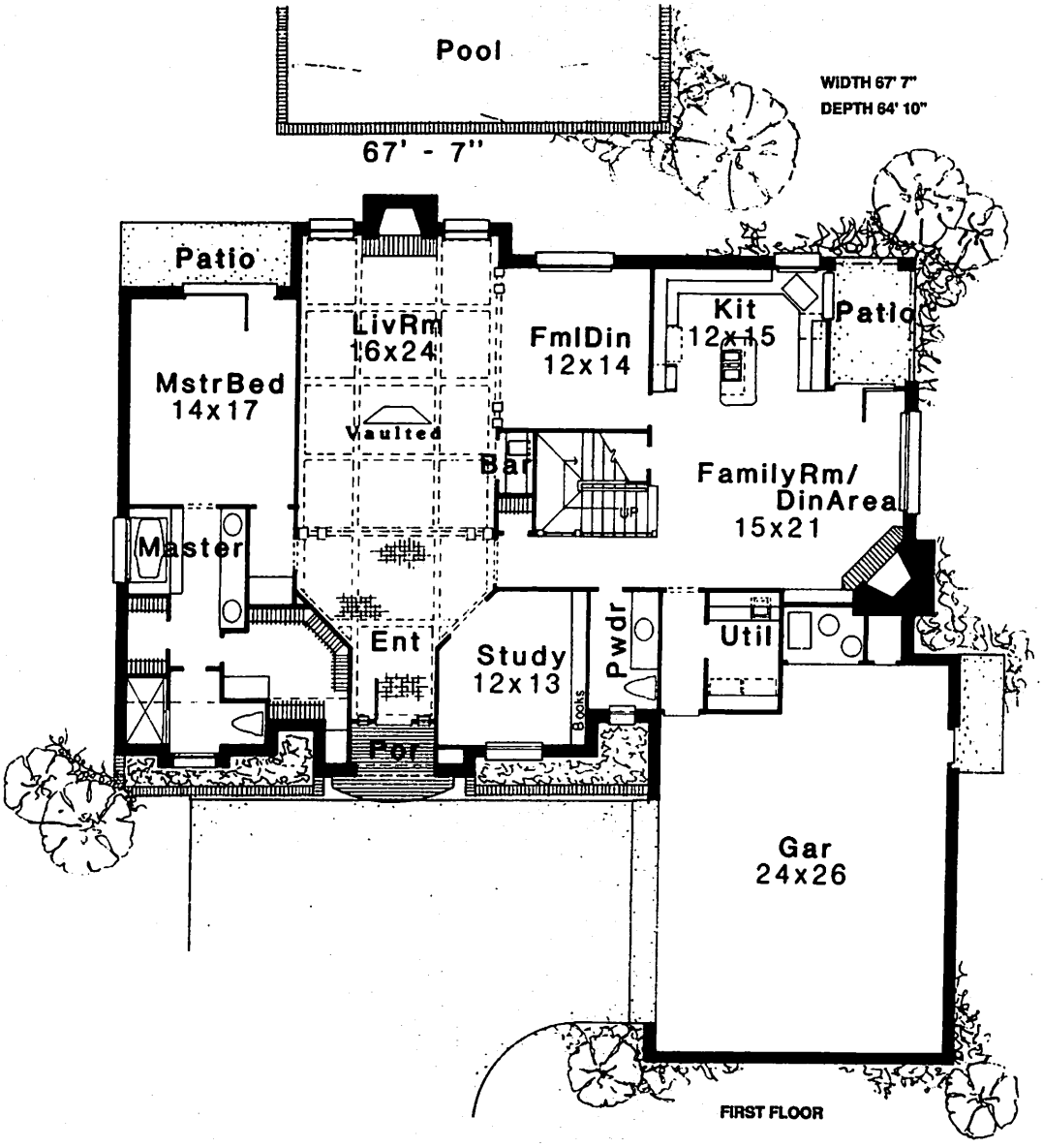
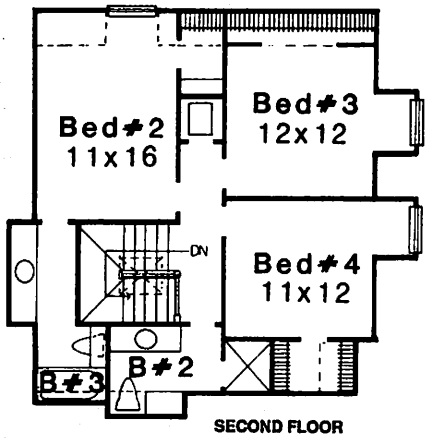


FIRST FLOOR



SECOND FLOOR

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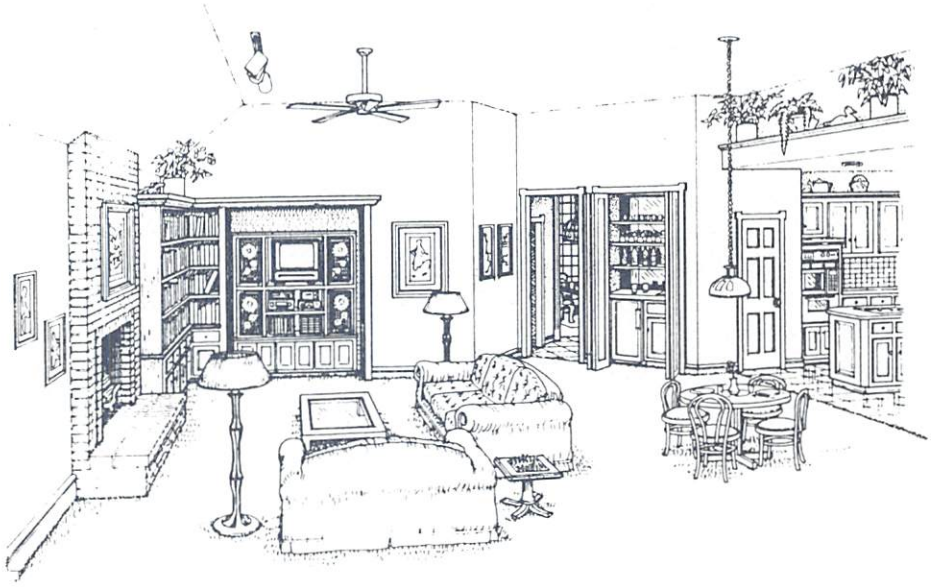
Palladian windows, detailed brickwork, and a recessed entry enhance the exterior of this French-traditional home. The formal living room, which is highlighted by a fireplace, and the formal dining room, with a magnificent 12' ceiling, are located on opposite sides of the entry. The gallery offers a view of the wood-trimmed staircase. A walk-in pantry and island counter are convenient touches in the large, U-shaped kitchen; the adjoining breakfast room opens to the family room, which features a built-in entertainment center, another 12' ceiling, and fireplace. The master suite offers a whirlpool bath. Three additional bedrooms, two upstairs and one downstairs, and a second-floor recreation room complete the living space.

DESIGN: EC311
BEDROOMS: 4
BATHROOMS: 4
FIRST FLOOR: 2605 Sq. Ft.
SECOND FLOOR: 868 Sq. Ft.
TOTAL: 3473 Sq. Ft.
PRICE: $325.00



FAMILY ROOM VIEW

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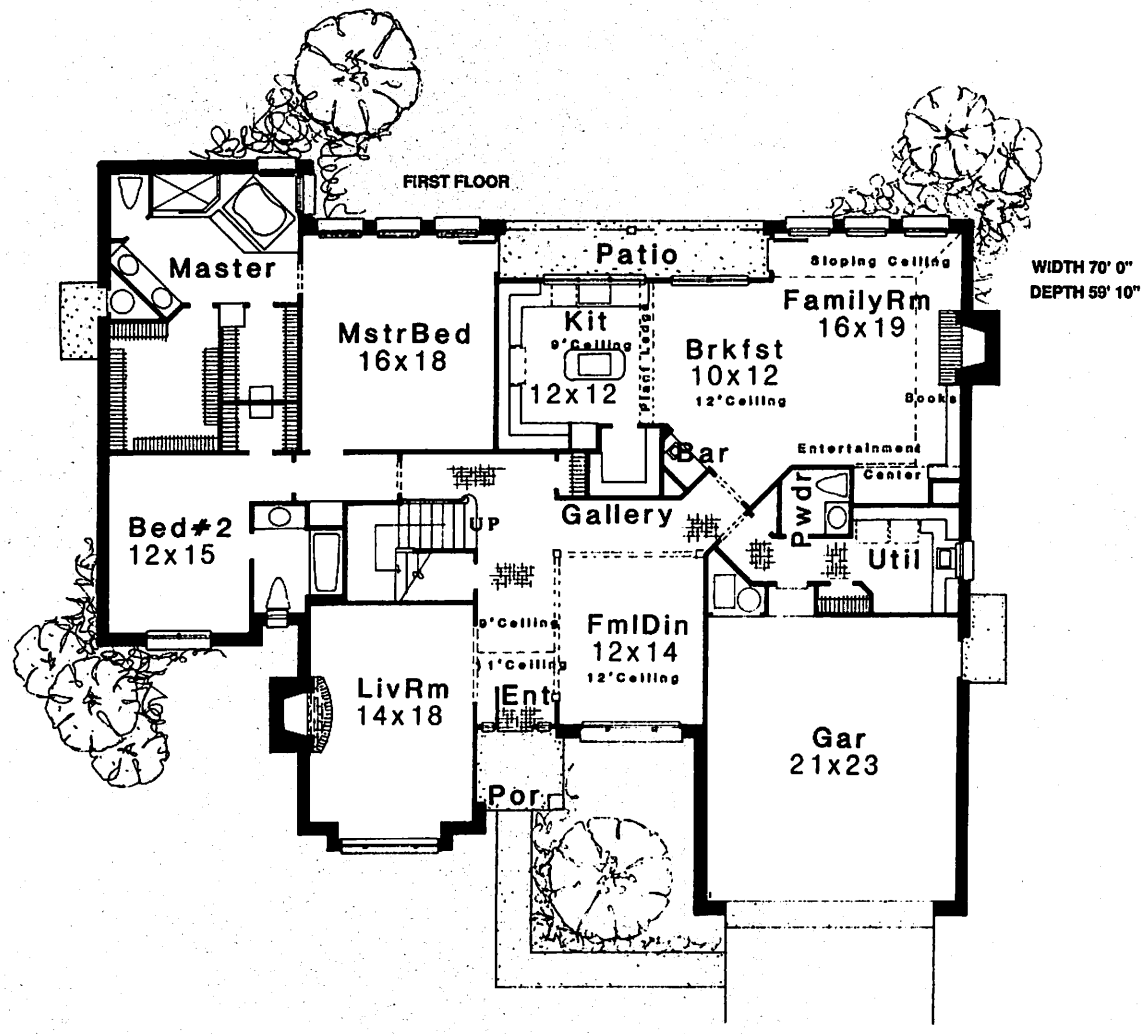

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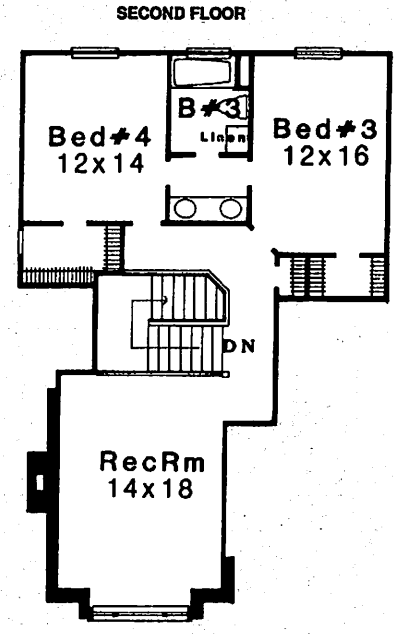
DEPTH 59' 10"



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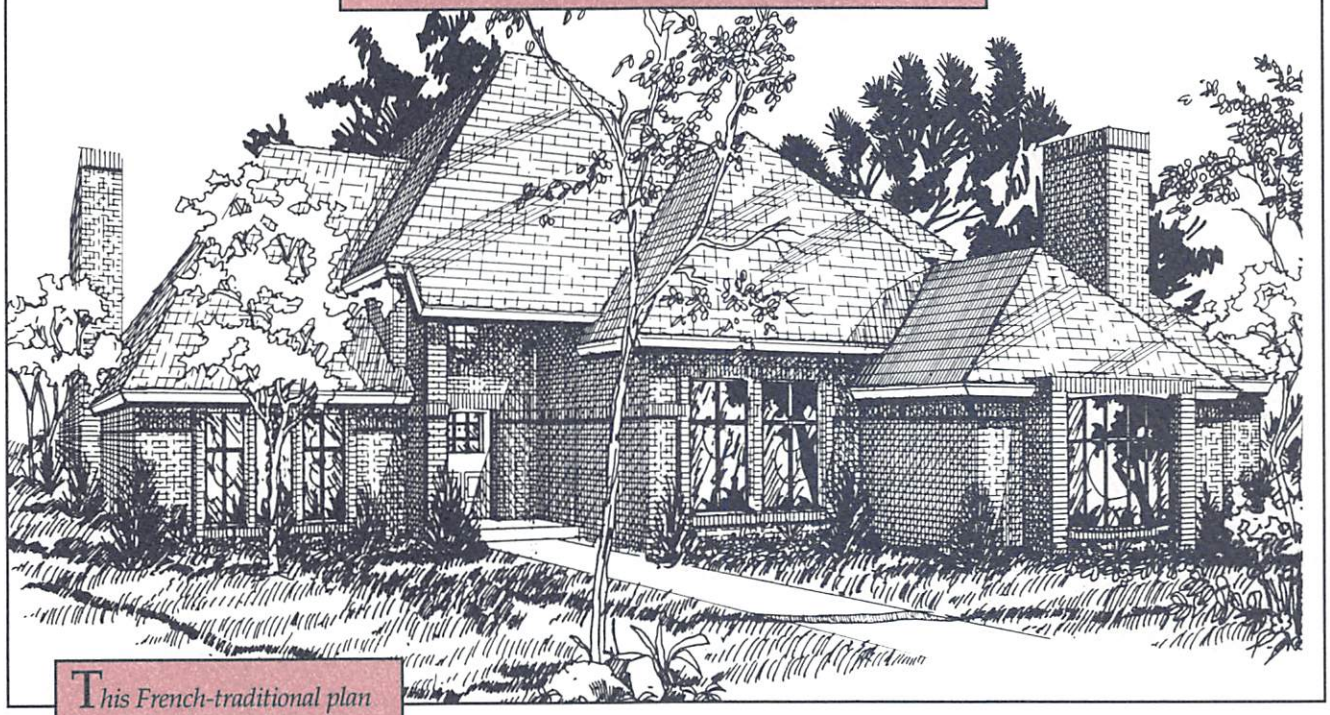
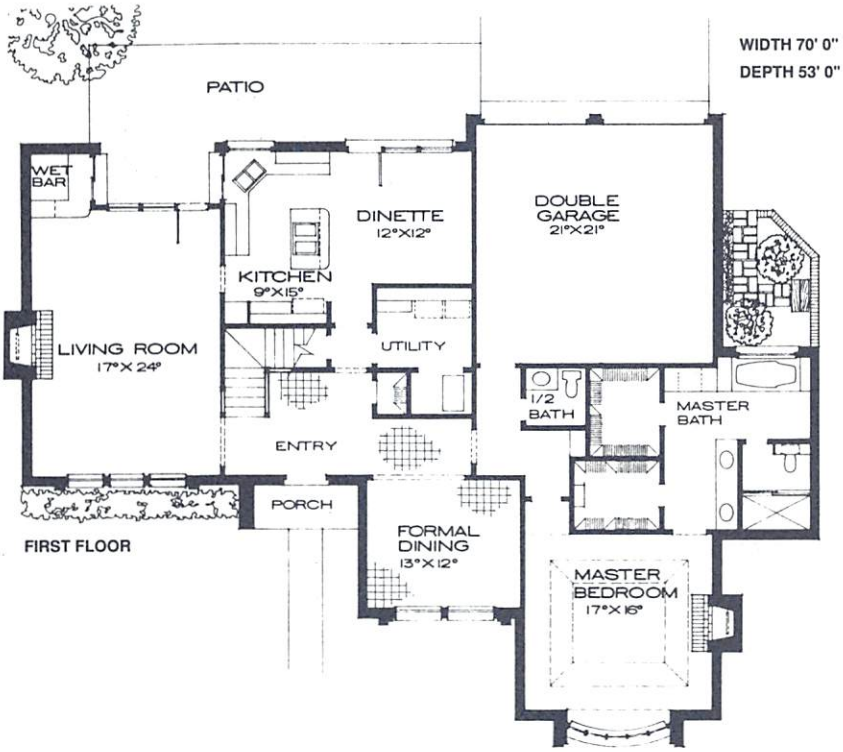
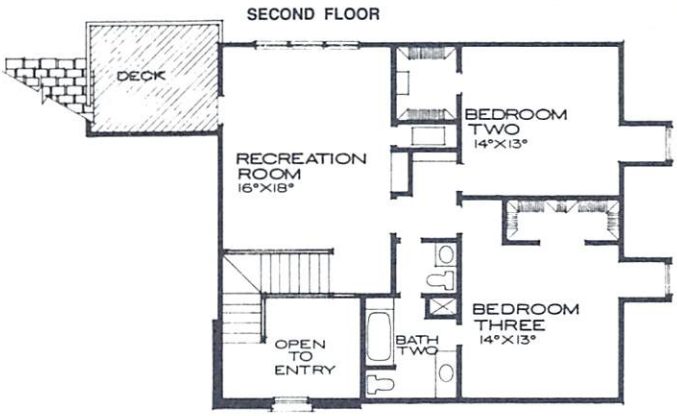


This French-traditional plan is a perfect luxury home for a family with children. The impressive two-story entry imparts prestige. A fireplace, wet bar, and access to the rear patio are featured amenities in the living room. The kitchen and dinette overlook the rear patio, while the formal dining room has large windows that offer a view of the front entry. The master bedroom has a fireplace and access to a private courtyard; the bath has a garden view from the whirlpool tub. The second floor features two bedrooms, a large recreation room ideal for children's play, and a deck which overlooks the rear yard.

DESIGN: EC319
BEDROOMS: 3
BATHROOMS: 3
FIRST FLOOR: 2030 Sq. Ft.
SECOND FLOOR: 1007 Sq. Ft.
TOTAL: 3037 Sq. Ft.
PRICE: $325.00





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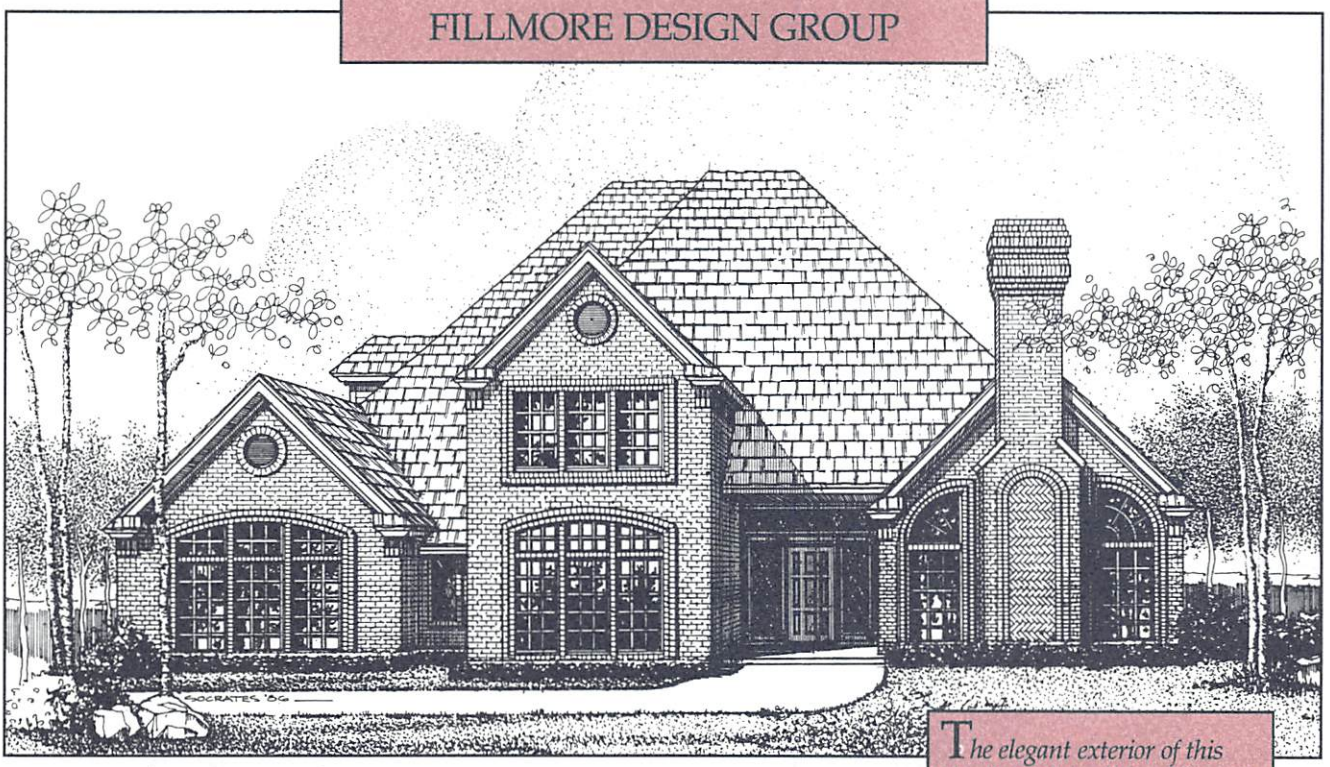
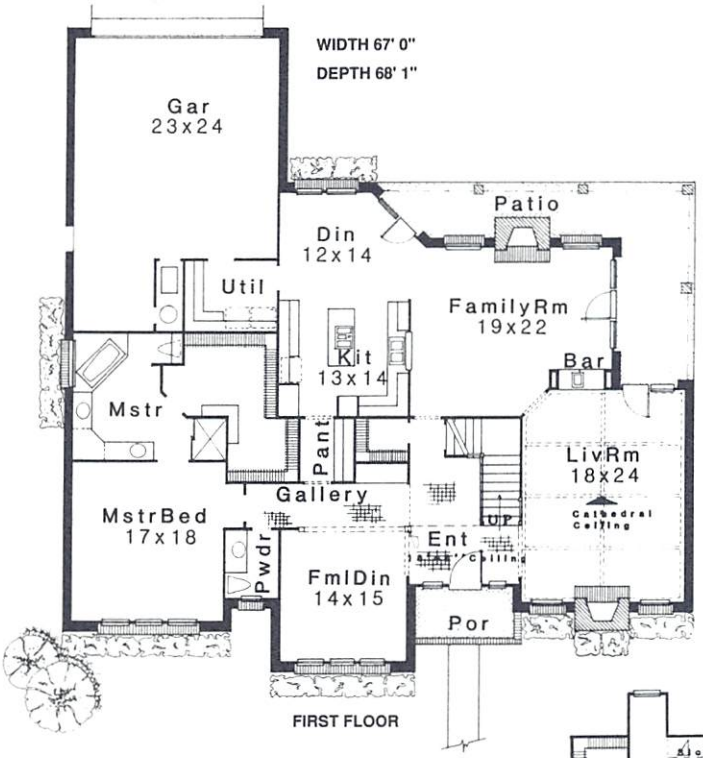
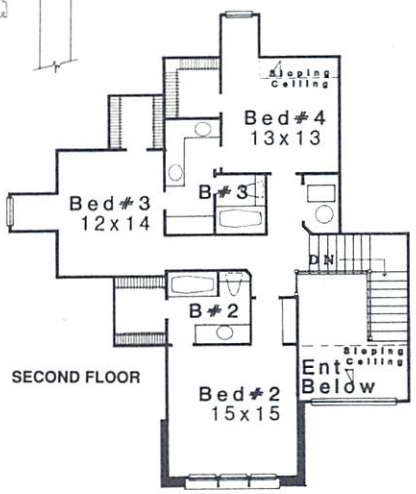




FIRST FLOOR



SECOND FLOOR

The elegant exterior of this classic brick traditional home is matched equally by its well-designed interior floor plan. The impressive two-story entry offers views of the staircase, the formal dining room, and the living room, which features a cathedral ceiling and fireplace. The family room has a second fireplace and shares a wet bar with the living room; both rooms have French doors that lead to a covered patio. The gallery leads to the first-floor master suite, where the bath has a huge walk-in closet and corner tub. Walk-in closets are featured in each of the three second-floor bedrooms.

DESIGN: EC310
BEDROOMS: 4
BATHROOMS: 4
FIRST FLOOR: 2542 Sq. Ft.
SECOND FLOOR: 1027 Sq. Ft.
TOTAL: 3596 Sq. Ft.
PRICE: $325.00

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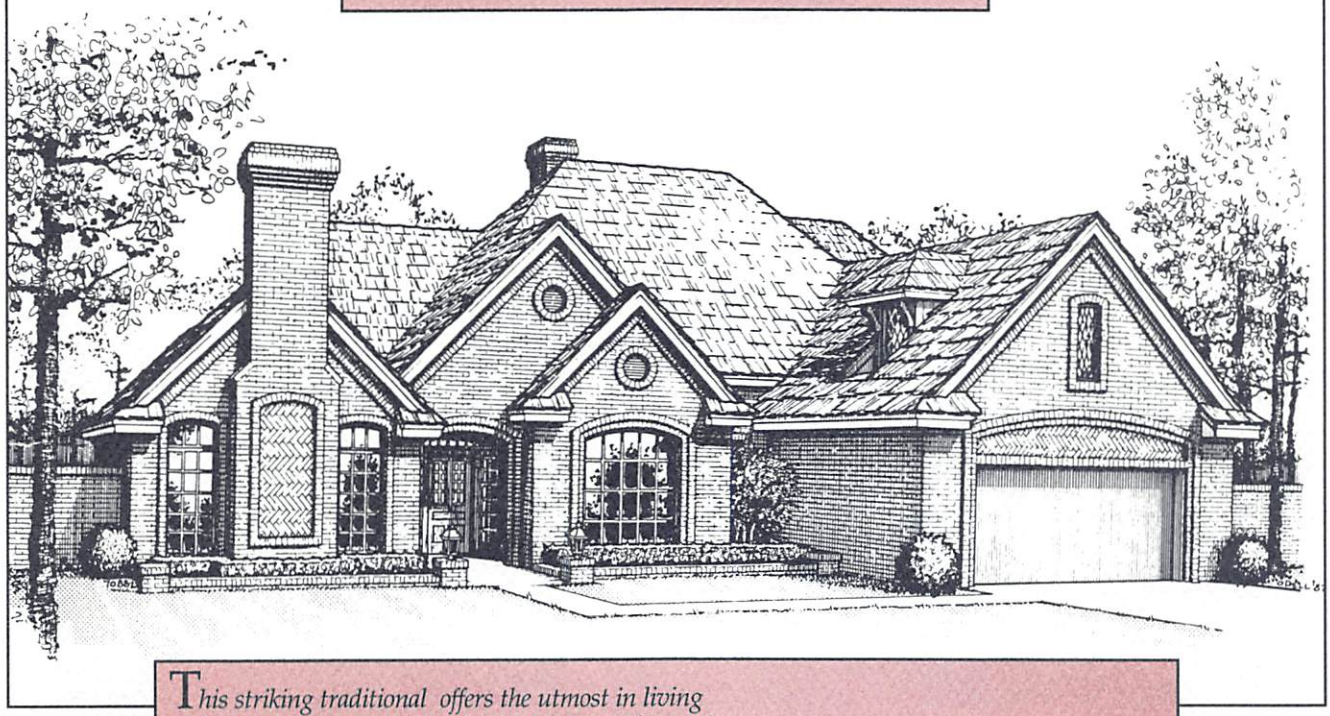
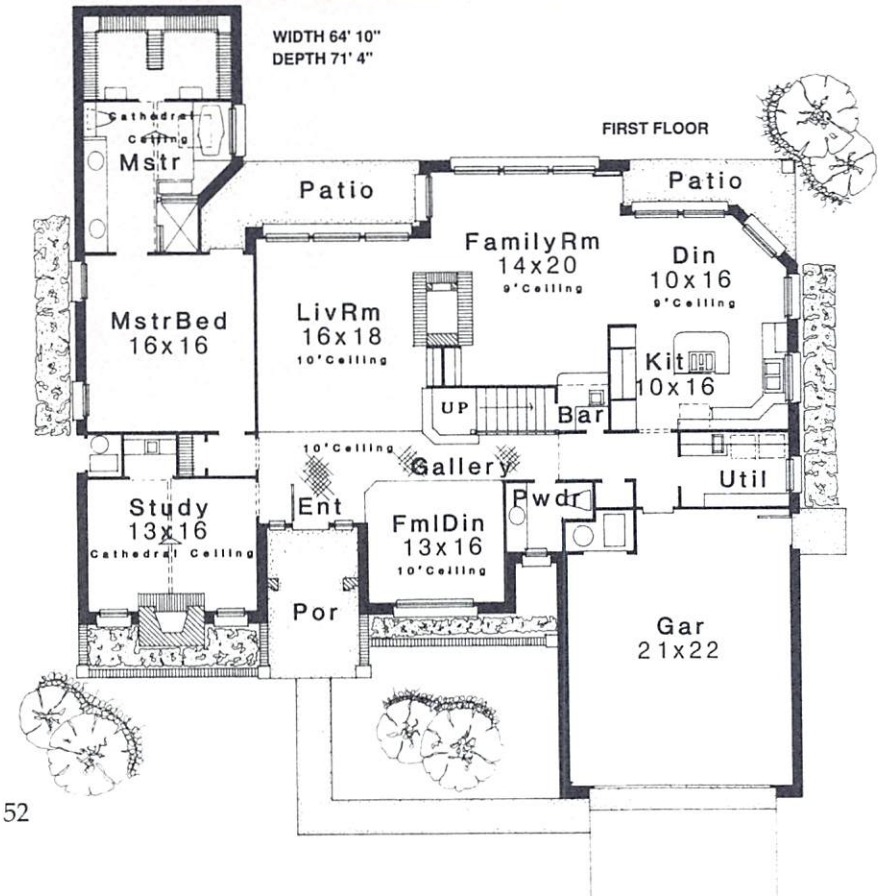
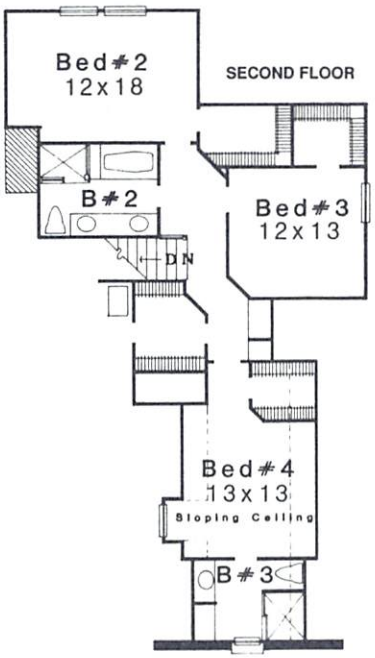


This striking traditional offers the utmost in living and entertaining space. The dramatic entry offers a view of the open millwork staircase and the thru-fireplace shared by the living room and family room. The wood-paneled study, complete with cathedral ceiling, fireplace, and wet bar, is located off the entry. The kitchen has an adjoining dining area that opens to a rear patio. The first-floor master suite leaves nothing to be desired; the bedroom has access to a patio, and the luxurious bath features a whirlpool tub, large vanity, and huge walk-in closet. Three bedrooms with walk-in closets, two full baths, and a spacious cedar closet are located on the second floor.

DESIGN: EC321
BEDROOMS: 4
BATHROOMS: 4
FIRST FLOOR: 2348 Sq. Ft.
SECOND FLOOR: 1043 Sq. Ft.
TOTAL: 3391 Sq. Ft.
PRICE: $325.00





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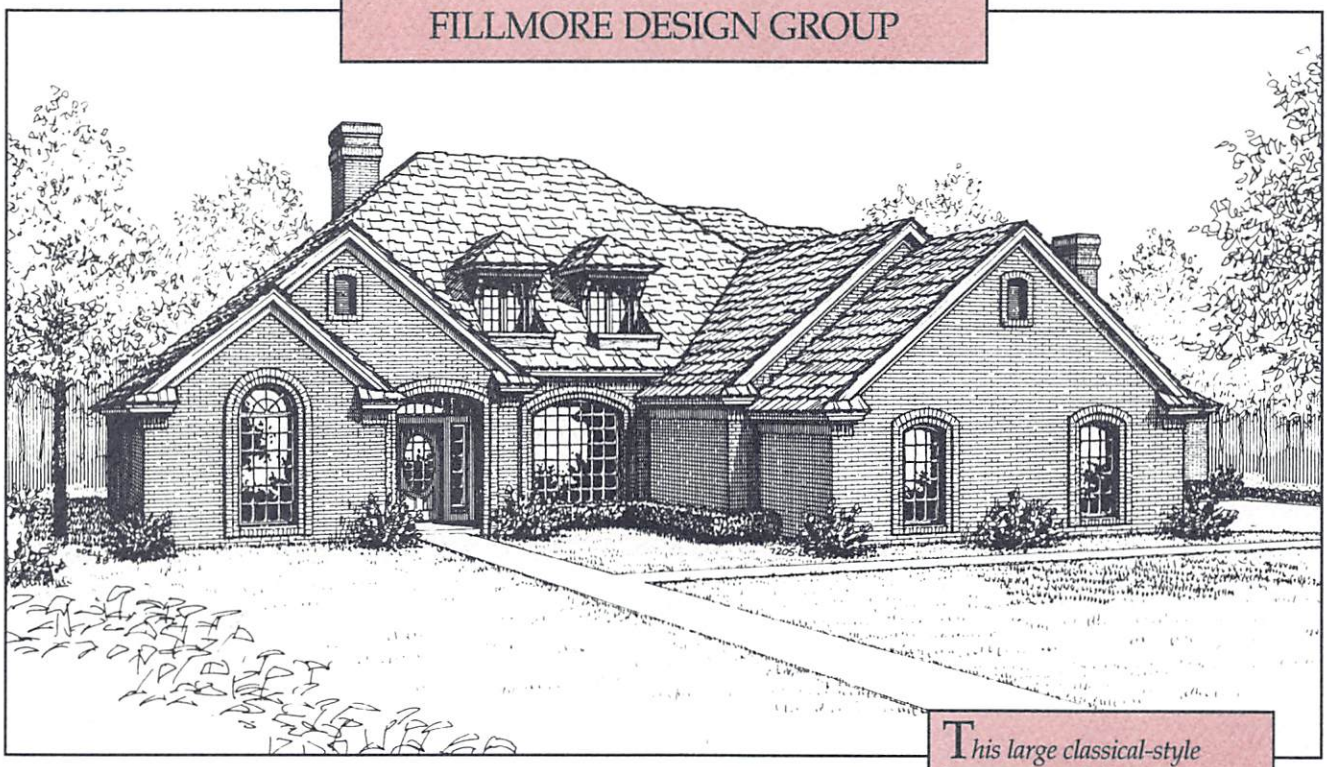
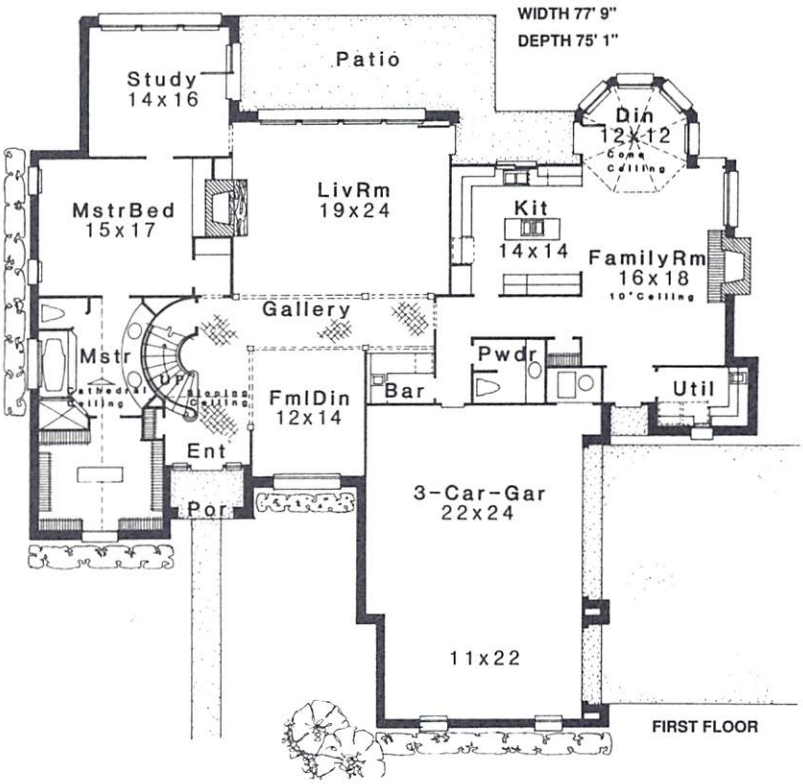
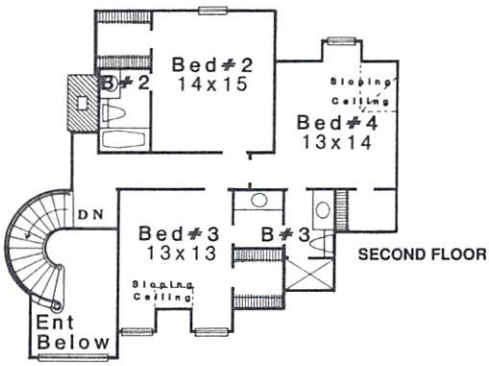




This large classical-style home greets visitors with a brick-paved entry gallery. Handcrafted wood columns define the formal living and dining rooms. A full-size bar serves both areas. The spacious kitchen opens to a dining nook with bay windows and cove ceiling, as well as the family room, which features a fireplace and soaring 10' ceiling. The secluded master suite offers an adjoining study and a bath with cathedral ceiling, curved vanity, and huge walk-in closet. A graceful curved staircase leads to the second floor, where three bedrooms are complete with walk-in closets.

DESIGN: EC303
BEDROOMS: 4
BATHROOMS: 4
FIRST FLOOR: 2813 Sq. Ft.
SECOND FLOOR: 955 Sq. Ft.
TOTAL: 3768 Sq. Ft.
PRICE: $325.00



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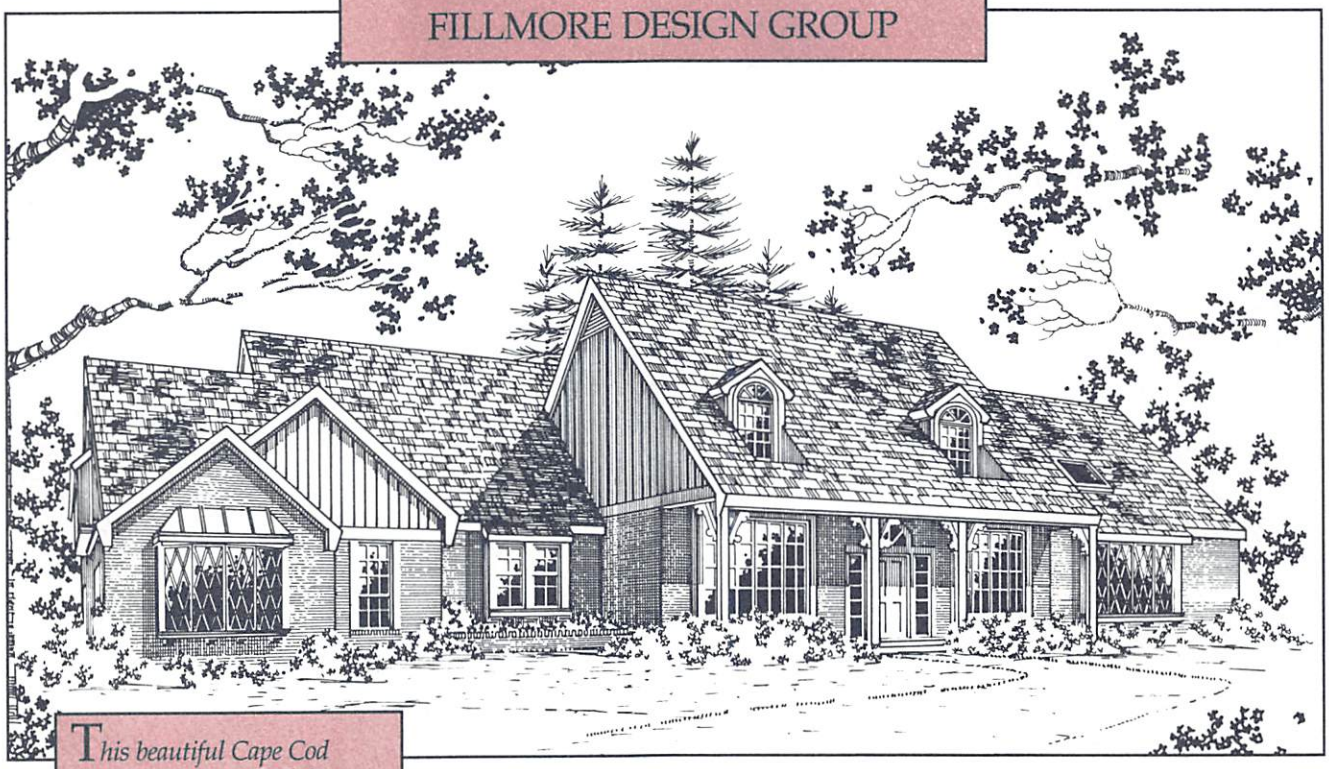
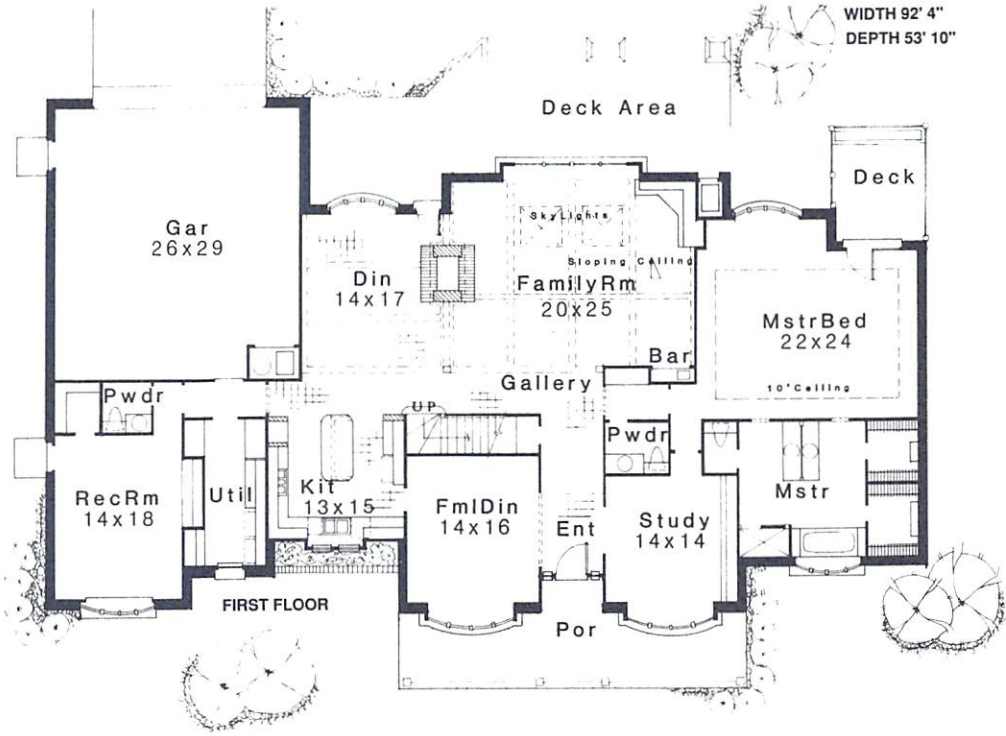
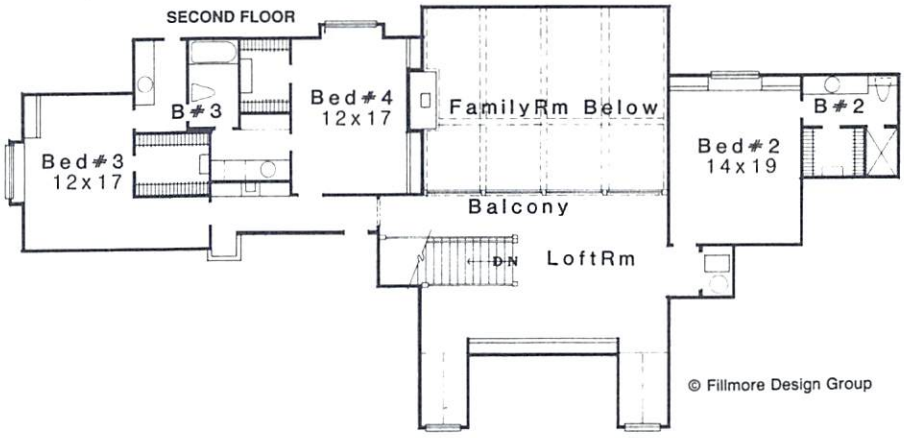


This beautiful Cape Cod design features arched dormer windows and a covered front porch. The entry is flanked by the formal dining room and the study; both feature bow windows. The two-story family room has a sloped ceiling and wet bar and shares a thru-fireplace with the dinette. The master bedroom provides access to a private deck; the bath has twin walk-in closets. The first-floor recreation room is located away from the formal entertaining areas of the home. Three bedrooms and two baths on the second floor offer plenty of room for a large family, and the second-floor loft is an ideal play area for children.

DESIGN: EC305
BEDROOMS: 4
BATHROOMS: 5
FIRST FLOOR: 3374 Sq. Ft.
SECOND FLOOR: 1811 Sq. Ft.
TOTAL: 5185 Sq. Ft.
PRICE: $425.00





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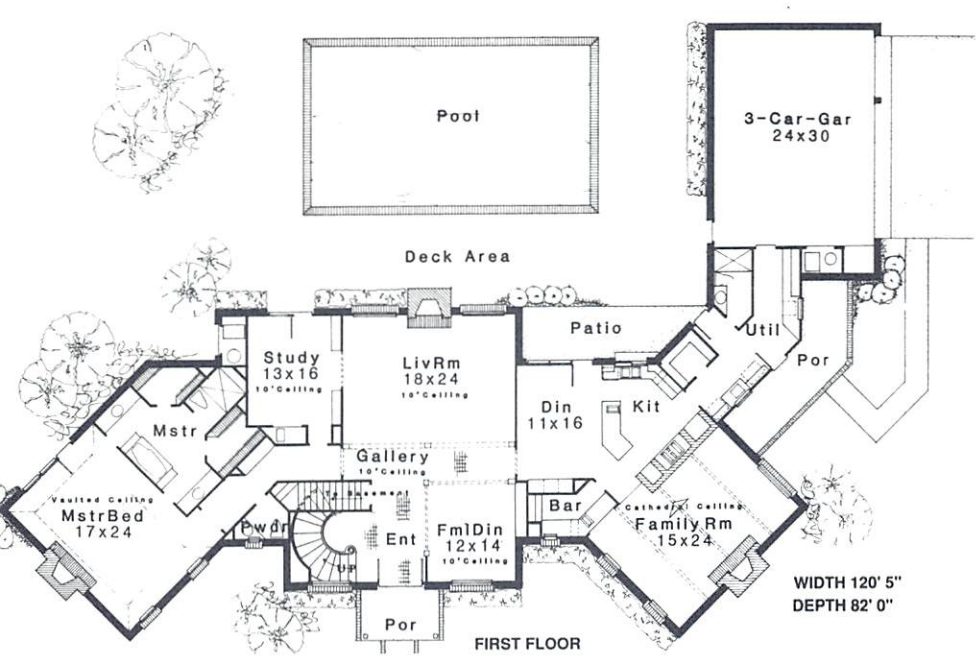

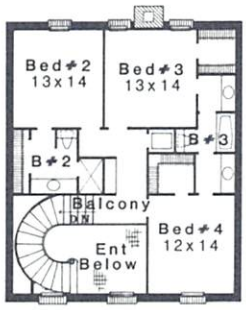

SECOND FLOOR

Sporting a traditional Georgian exterior, this home has an elegance of its own. A circular staircase highlights the two-story entry. The living room features a 10' ceiling and fireplace, while the adjoining study has a built-in wet bar and access to the rear deck. The large kitchen has a center island and brick trim around the cooktop and oven. The informal dining area opens to a private patio. A beamed cathedral ceiling and fireplace are focal points in the family room. The master suite is complete with a vaulted bedroom ceiling, fireplace, and luxurious bath with His and Hers walk-in closets and vanities.

DESIGN: EC307
BEDROOMS: 4
BATHROOMS: 4
FIRST FLOOR: 3335 Sq. Ft.
SECOND FLOOR: 918 Sq. Ft.
TOTAL: 4253 Sq. Ft.
PRICE: $425.00

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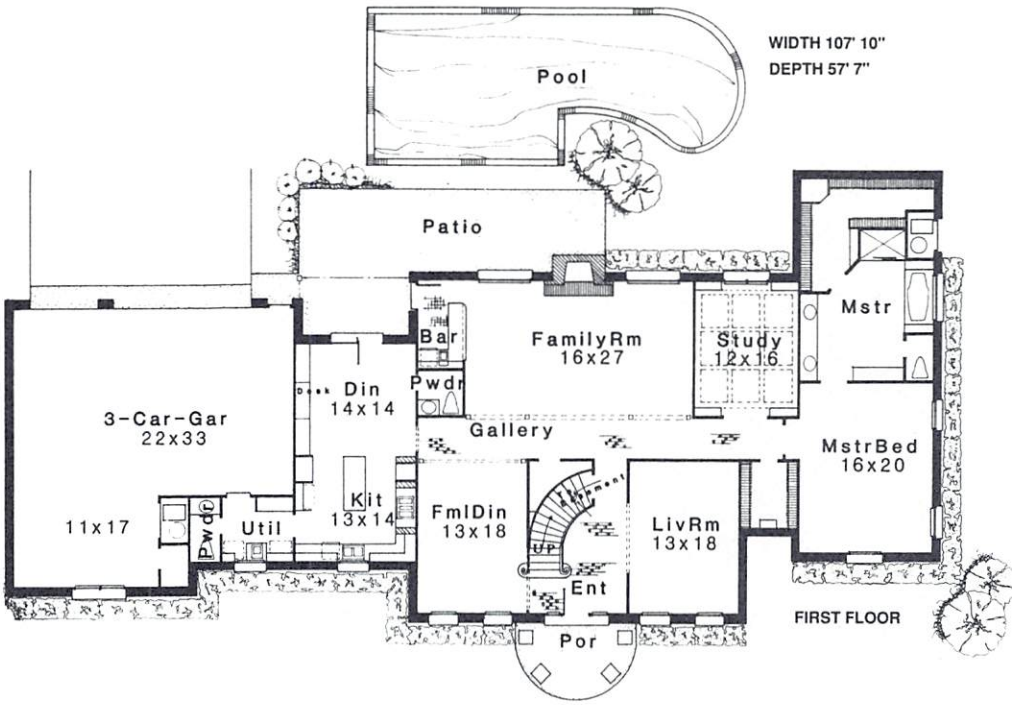
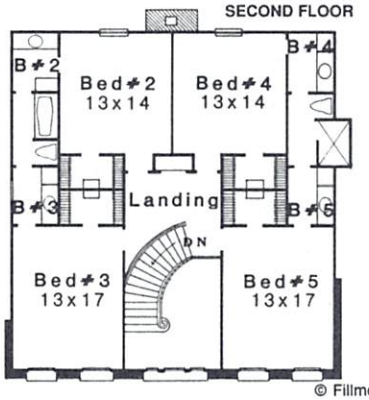
Massive columns enhance the appeal of this large two-story Federal home. The central entry is flanked by the living room and formal dining room. The large family room features a full-service wet bar, fireplace, and access to a covered rear patio. The L-shaped kitchen has a central island and abundant work space; the adjacent dining nook opens to the rear patio. A first-floor master suite is secluded in its own wing. The wood-paneled study is the ideal location for reading or relaxing. A curved staircase leads to four second-floor bedrooms, each with its own walk-in closet and vanity.

DESIGN: EC308
BEDROOMS: 5
BATHROOMS: 5
FIRST FLOOR: 2938 Sq. Ft.
SECOND FLOOR: 1366 Sq. Ft.
TOTAL: 4304 Sq. Ft.
PRICE: $425.00





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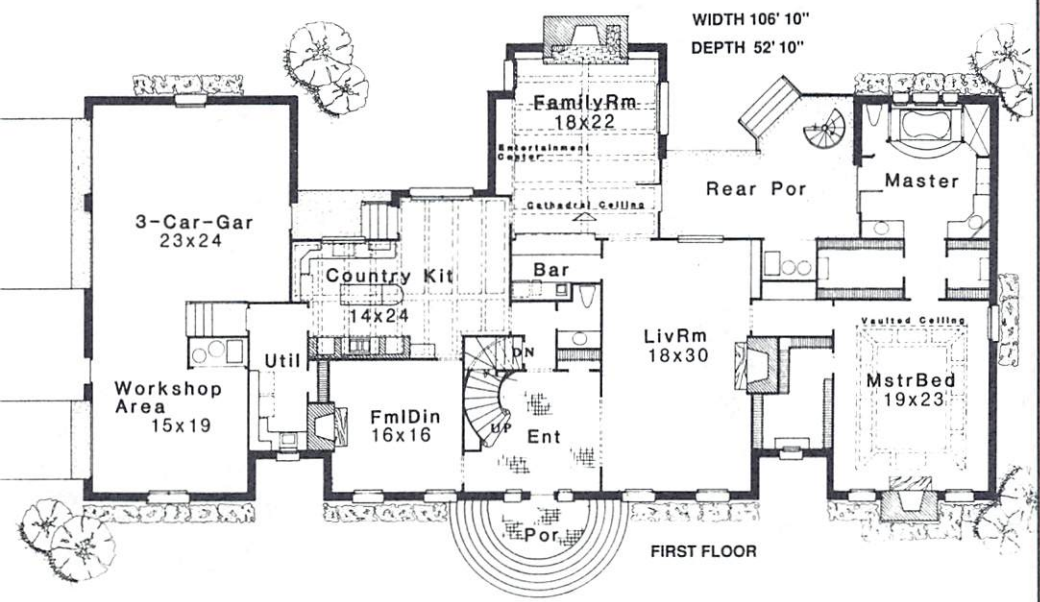
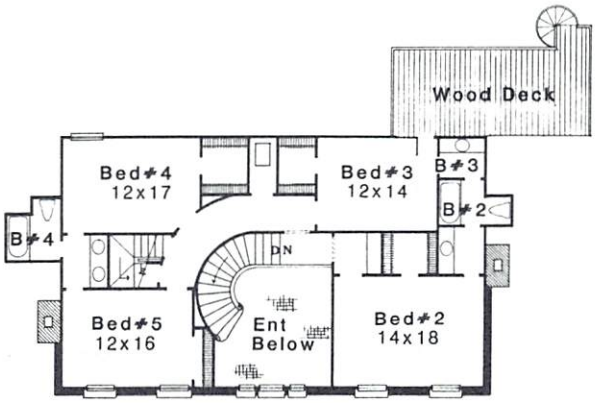


The charm of the Old South is designed into this stately Federal manor. A round entry portico leads to the two-story foyer with circular staircase. The formal living room, dining room, and family room each feature a distinctive fireplace; the latter is also highlighted by a built-in entertainment center, walk-in wet bar, beamed cathedral ceiling, and access to a rear covered patio. Impressive 10' ceilings grace the entire first floor. The secluded master suite has a vaulted ceiling, three walk-in closets, and patio access. Four additional bedrooms on the second floor share adjoining baths.

DESIGN: EC322
BEDROOMS: 5
BATHROOMS: 4
FIRST FLOOR: 3294 Sq. Ft.
SECOND FLOOR: 1300 Sq. Ft.
TOTAL: 4594 Sq. Ft.
PRICE: $425.00



SECOND FLOOR

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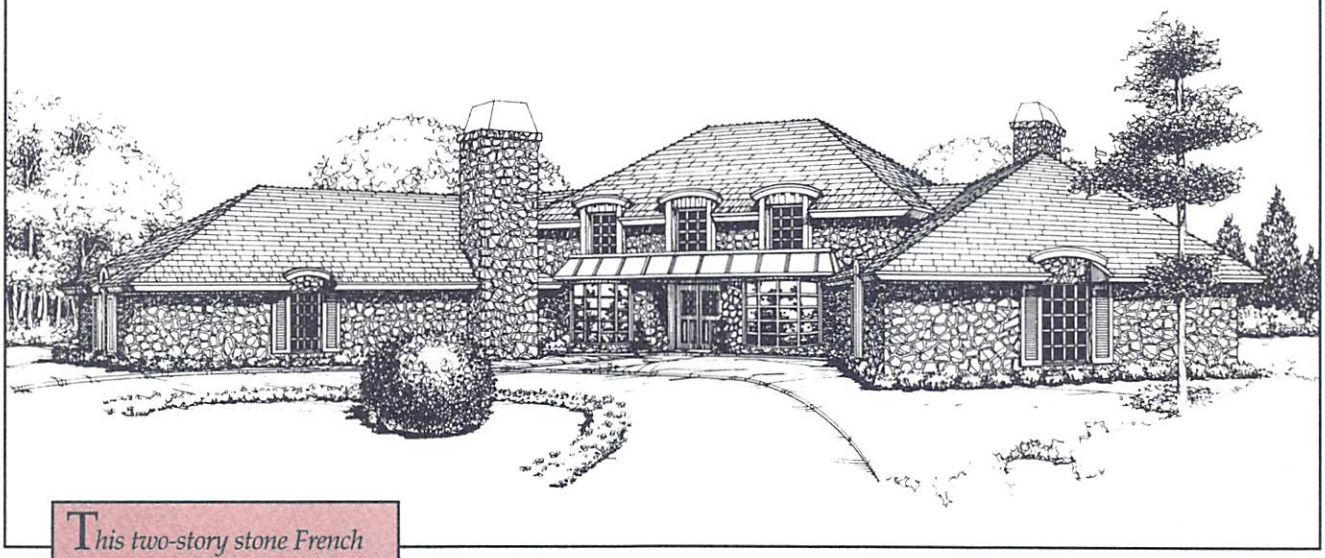
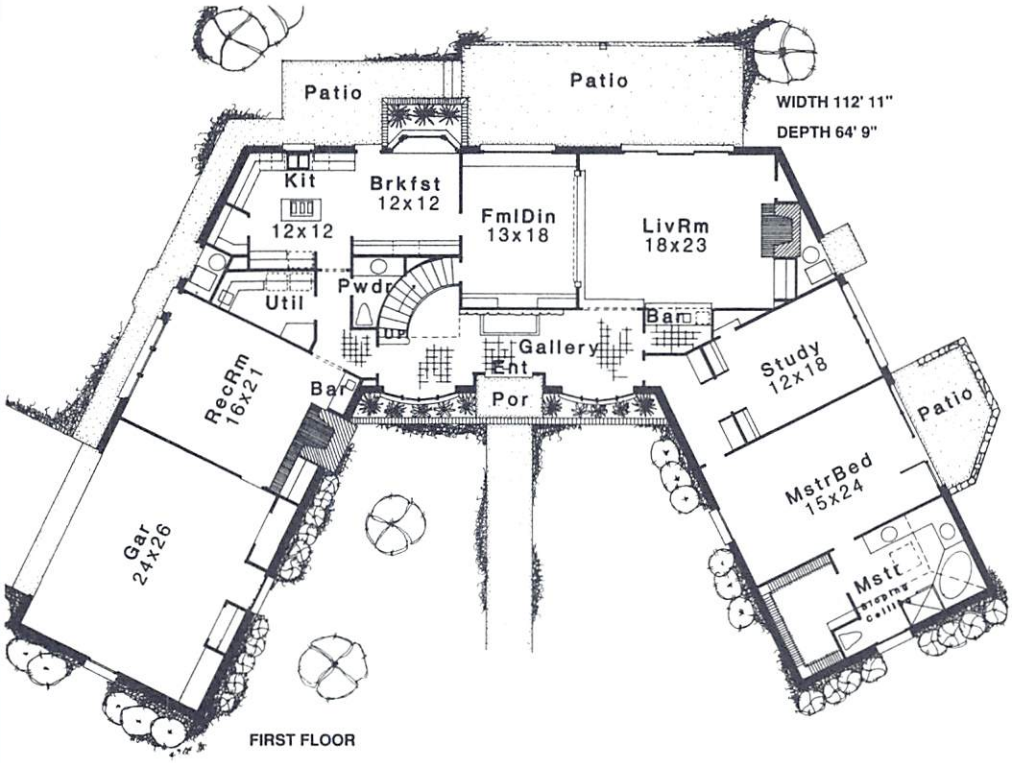


This two-story stone French home features arched window tops, a massive front chimney, and a copper hood over the front entrance. The gallery entry leads directly to the formal dining room and living room, where a fireplace and wet bar are featured amenities. The kitchen has an impressive walk-in pantry and convenient island cook top; the adjoining breakfast room is lit by a bay window. The recreation room provides a private spot to entertain or relax. The master suite opens to a private covered patio, and the adjacent wood-paneled study has windows that overlook a courtyard. A curved staircase leads to three second-floor bedrooms that have distinctive sloped ceilings.

DESIGN: EC314
BEDROOMS: 4
BATHROOMS: 4
FIRST FLOOR: 3022 Sq. Ft.
SECOND FLOOR: 1041 Sq. Ft.
TOTAL: 4063 Sq. Ft.
PRICE: $425.00



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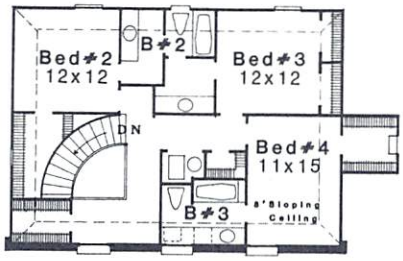

SECOND FLOOR

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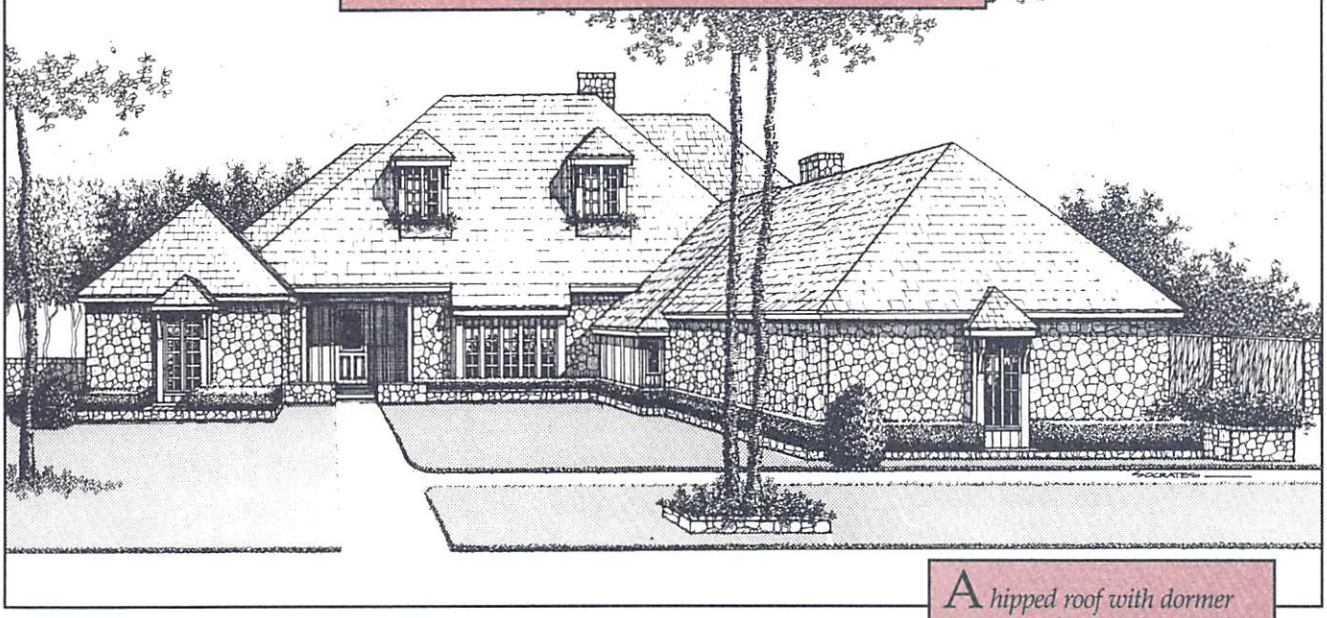
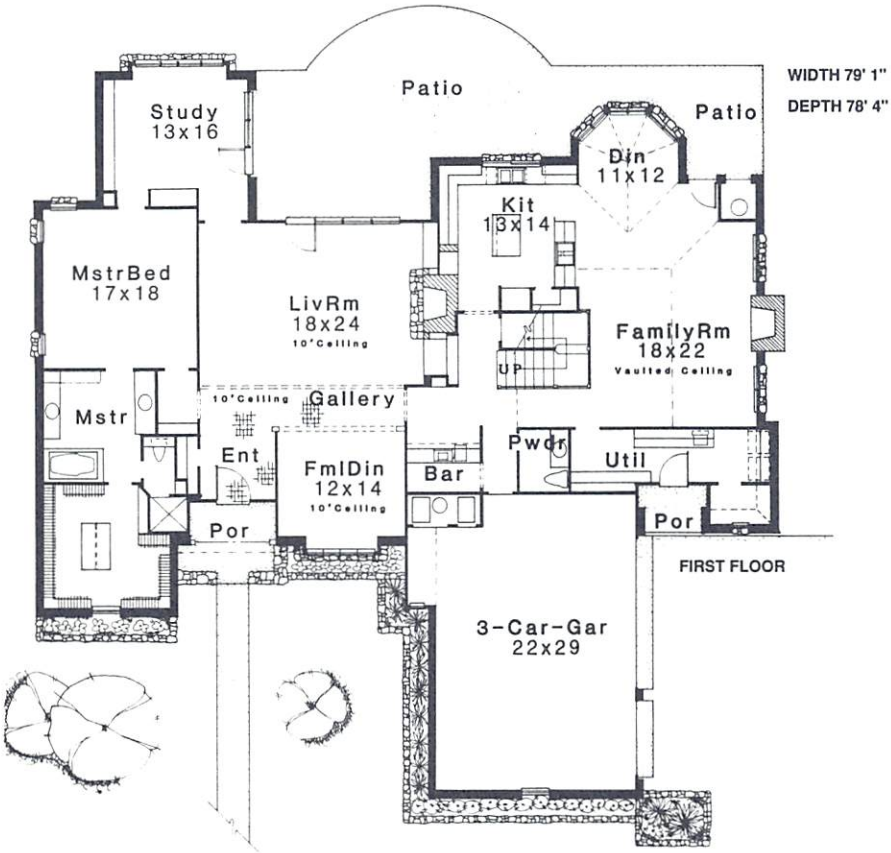
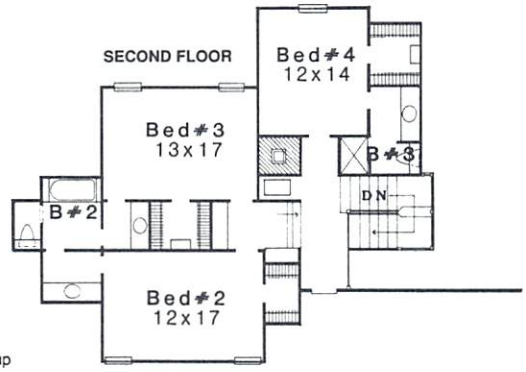




WIDTH 79' 1"

DEPTH 78' 4"

FIRST FLOOR



A hipped roof with dormer accents and stone planters that surround the facade add an interesting touch to this stone country-French home. A 10' ceiling makes an impressive statement in the formal living room, which also features a fireplace and access to the patio and study. The large kitchen opens to a windowed breakfast nook and a two-story family room. The gallery leads to the master suite which includes a spacious walk-in closet, separate shower and tub, and an adjoining study. A staircase located at the opposite end of the gallery leads to the second-floor living space.

DESIGN: EC304
BEDROOMS: 4
BATHROOMS: 4
FIRST FLOOR: 3718 Sq. Ft.
SECOND FLOOR: 1068 Sq. Ft.
TOTAL: 4246 Sq. Ft.
PRICE: $425.00

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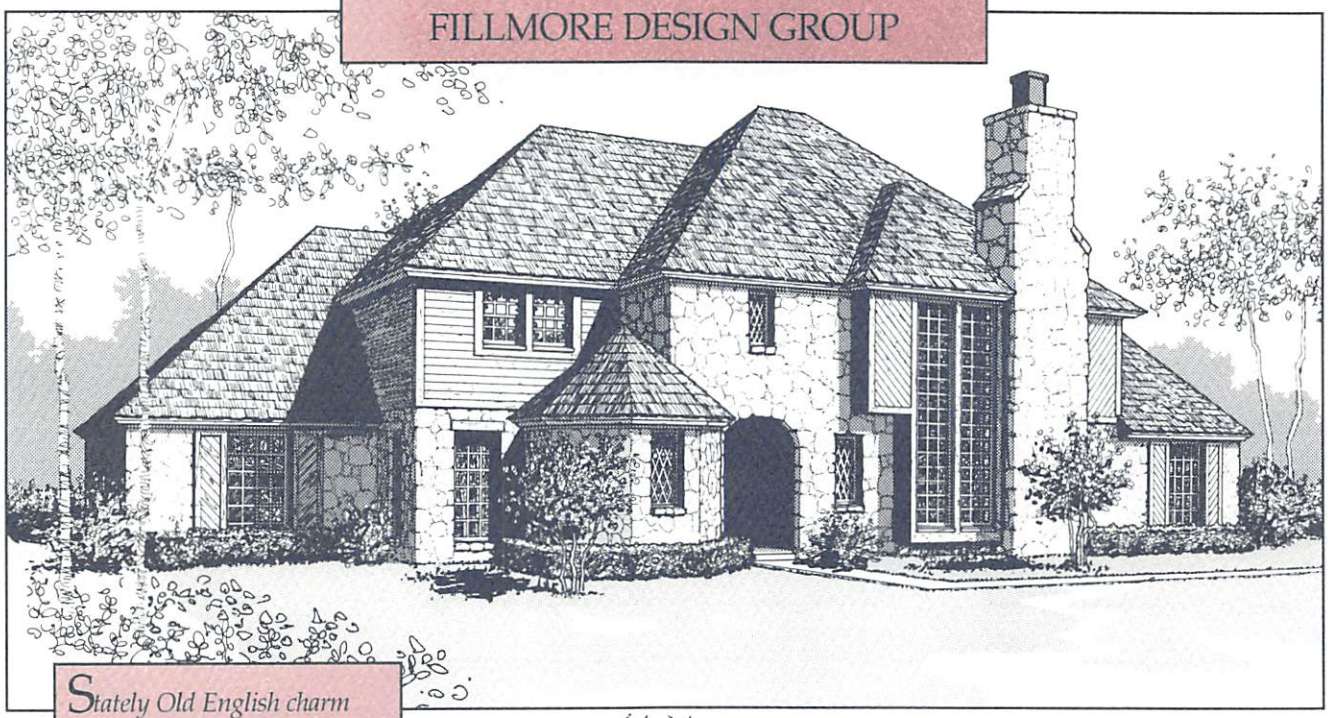
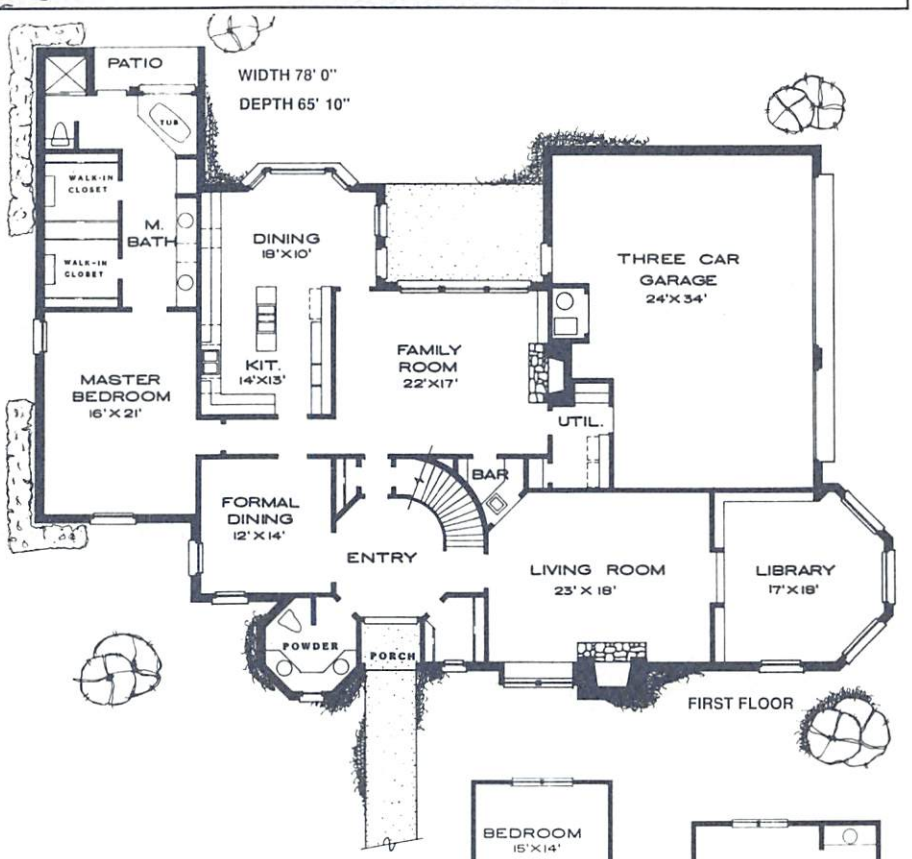
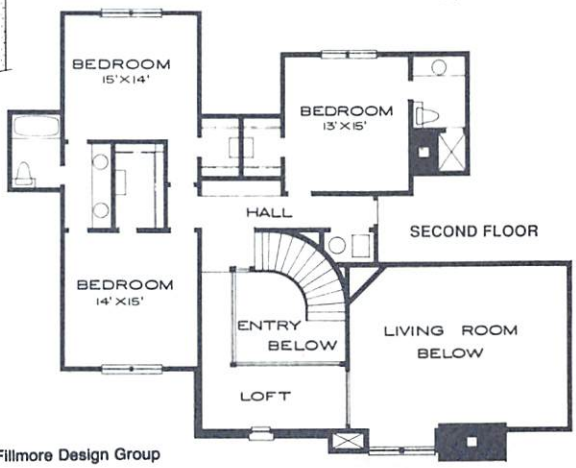


Stately Old English charm abounds on the exterior and interior of this solid home. An open, two-story, living room with fireplace and second-floor loft overlook the stone entry and provide a feeling of spaciousness. The library, with 10' ceiling and raised wood paneling, serves as a quiet and intimate room for study or relaxation. The first-floor master suite includes a large bath with marble tub and a dressing area with two walk-in closets; a glass door leads to a private patio. Three large bedrooms, two bathrooms, and a loft which makes a perfect study or TV area complete an enclosed second-floor environment for the children.

DESIGN: EC302
BEDROOMS: 4
BATHROOMS: 4
FIRST FLOOR: 2982 Sq. Ft.
SECOND FLOOR: 1193 Sq. Ft.
TOTAL: 4175 Sq. Ft.
PRICE: $425.00





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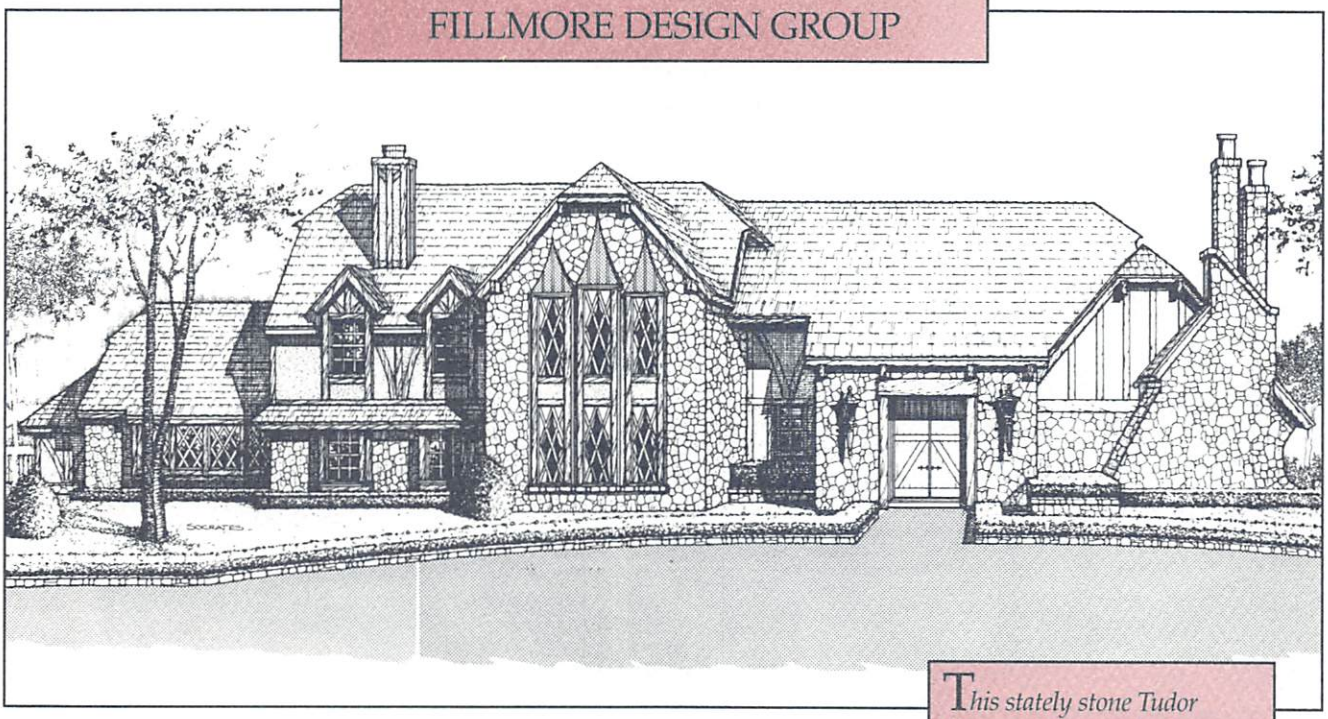

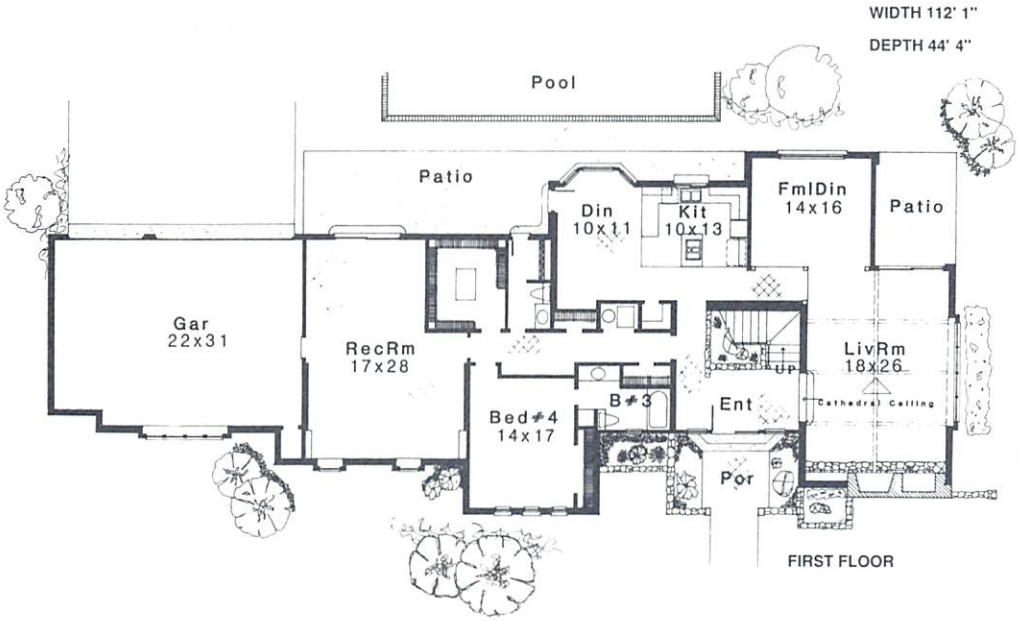

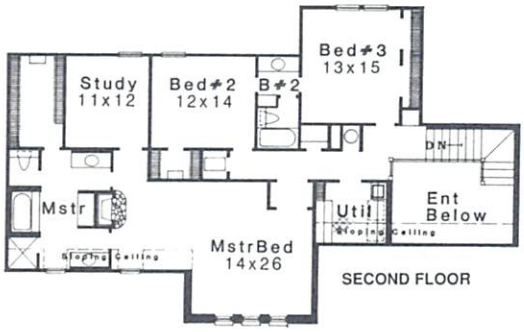

This stately stone Tudor features decorative half-timbering, diamond-pane windows, and copper hoods that highlight the exterior. The two-story entry features a stone planter and leads to a sunken living room with a fireplace and beamed cathedral ceiling. The kitchen is positioned between the formal and informal dining rooms; each room overlooks the rear patios and pool. The first-floor bedroom makes ideal guest quarters. The second-floor master suite features a private study and luxurious bath. Two additional bedrooms share a full bath.

DESIGN: EC312
BEDROOMS: 4
BATHROOMS: 4
FIRST FLOOR: 2636 Sq. Ft.
SECOND FLOOR: 1617 Sq. Ft.
TOTAL: 4253 Sq. Ft.
PRICE: $425.00

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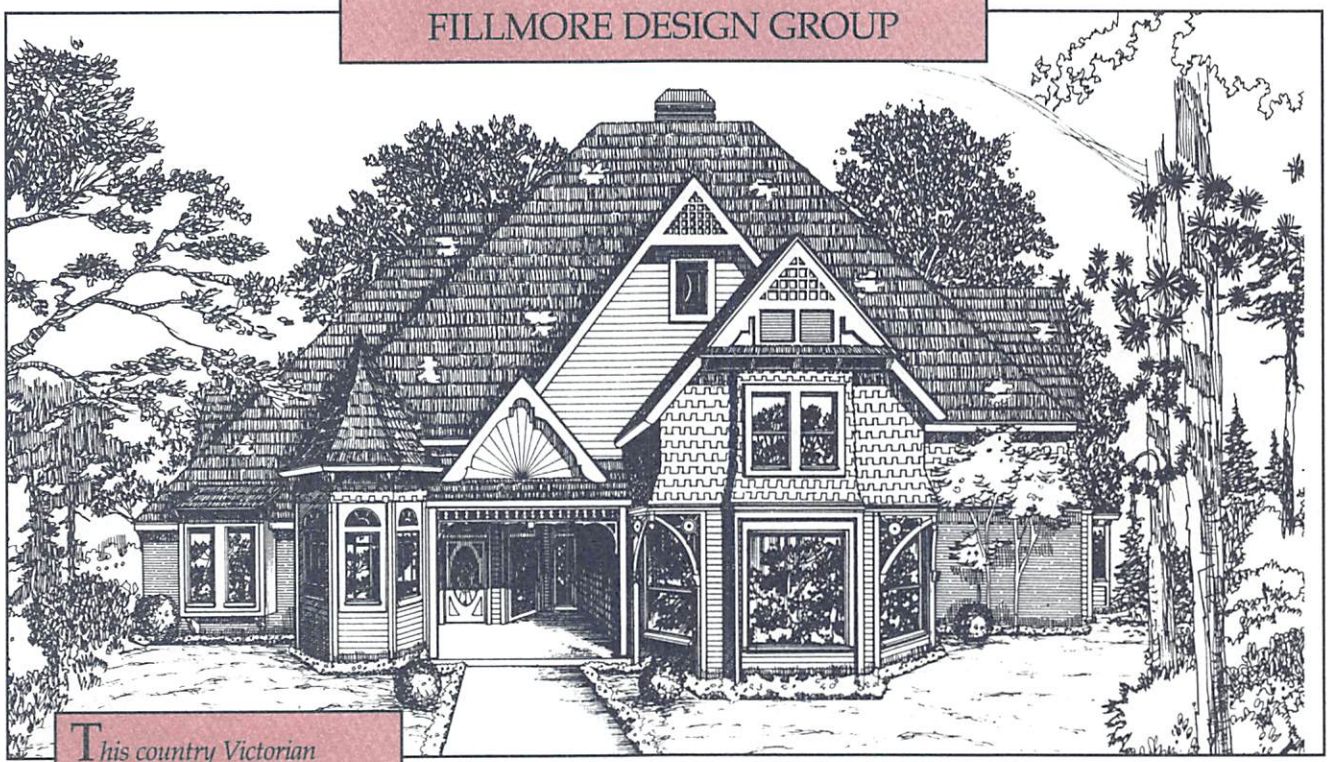
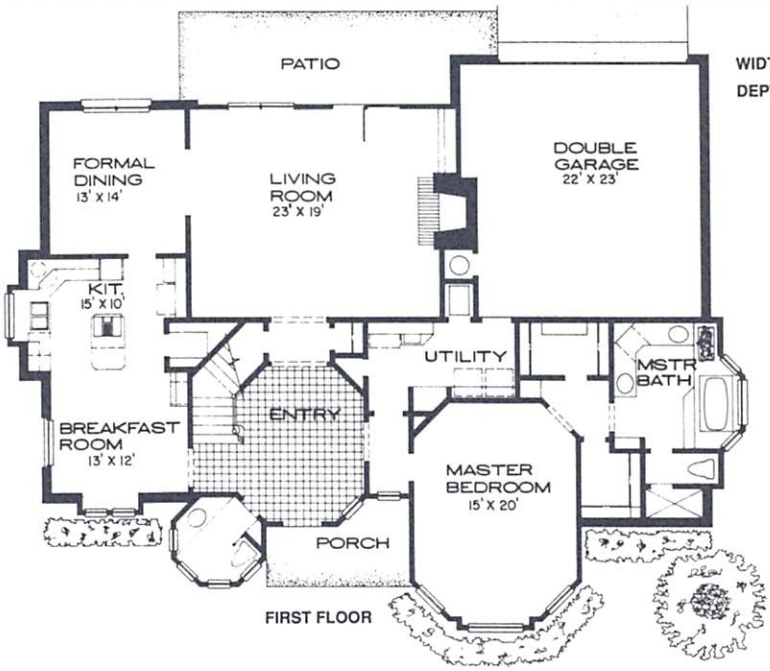
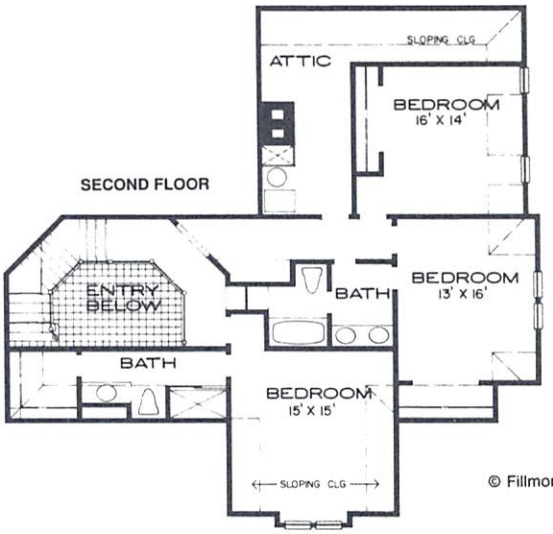


This country Victorian features decorative shingles and a quaint turret. The striking two-story entry has an eye-catching angled staircase. The kitchen contains a central work island and is located between the breakfast room and dining room. The spacious living room opens to a rear patio and is highlighted by a fireplace. The master suite includes an octagonal-shaped bedroom, two walk-in closets, and a large luxury bath. Second-floor living space features three oversized bedrooms and two full baths.

DESIGN: EC316
BEDROOMS: 4
BATHROOMS: 4
FIRST FLOOR: 2046 Sq. Ft.
SECOND FLOOR: 1111 Sq. Ft.
TOTAL: 3157 Sq. Ft.
PRICE: $325.00





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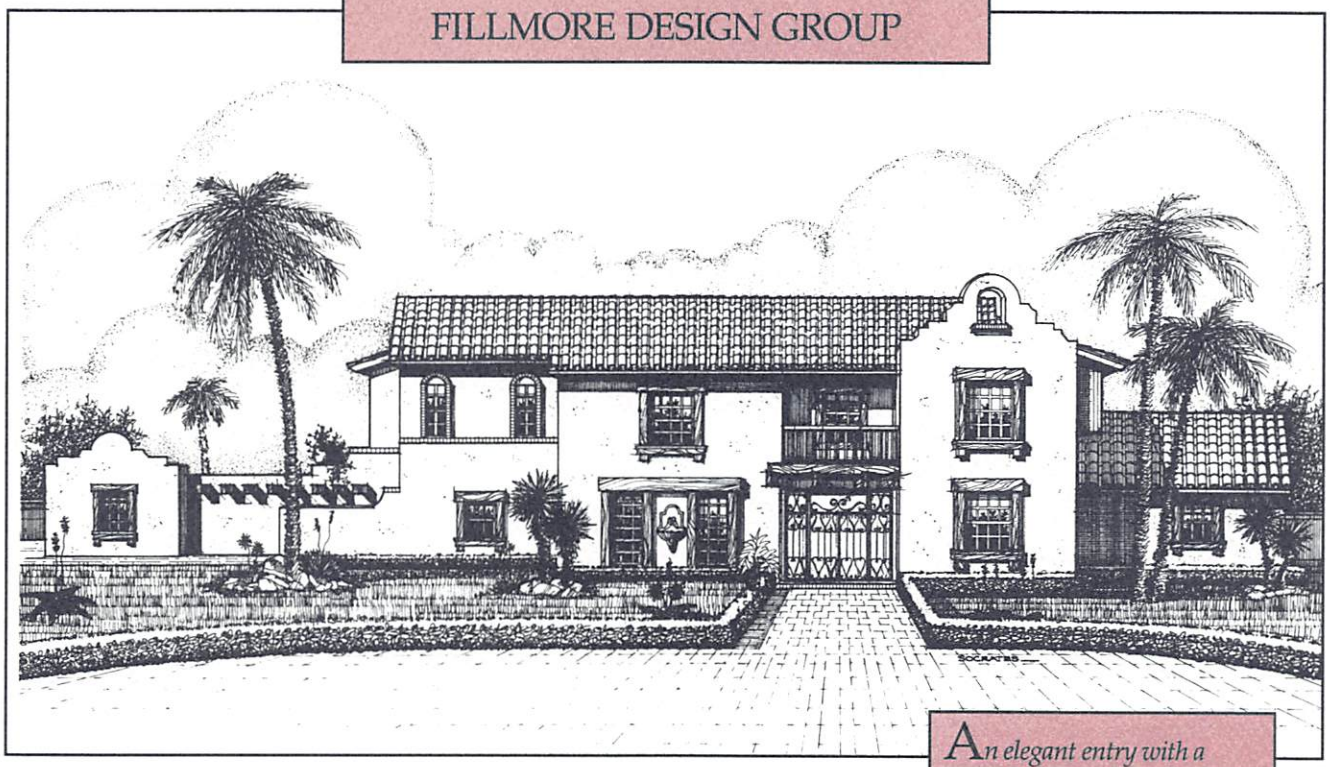

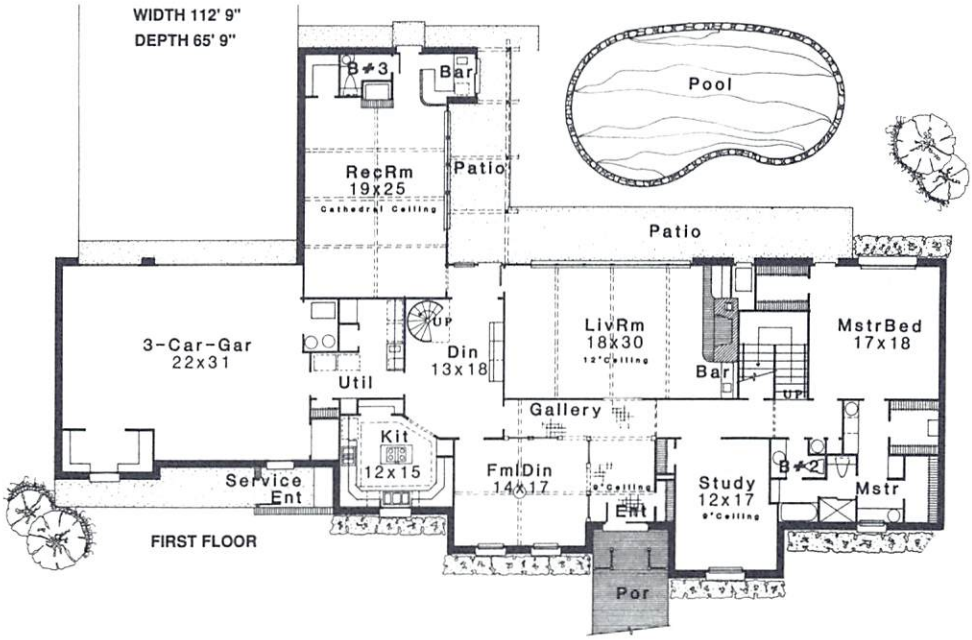

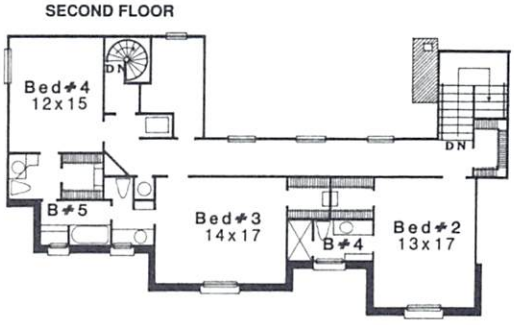

An elegant entry with a wrought-iron gate at the front porch adds to the Spanish look of this luxurious home. The living room is highlighted by a 12' beamed ceiling, fireplace, wet bar, and view of the rear patio. The kitchen features an adjoining dining area with a spiral staircase to the second floor. The huge recreation room has a wet bar with a serving window to the pool area. The master bedroom opens to the patio, and the bath features a separate shower and tub and two walk-in closets. A second-floor gallery leads to three additional bedrooms, each with a walk-in closet.

DESIGN: EC318
BEDROOMS: 4
BATHROOMS: 5
FIRST FLOOR: 3330 Sq. Ft.
SECOND FLOOR: 1507 Sq. Ft.
TOTAL: 4837 SQ. FT.
PRICE: $425.00

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THE BLUEPRINT PACKAGE

Fillmore Designs are field tested through private ownership subdivision development and are proven sellers. Each design emphasized maximum living space, convenient traffic flow and room-to-room privacy. We give special attention to wall space for furniture arrangement and comfort for even the most budget-minded buyer.

Fillmore Plans utlize stock parts and standard lumber dimensions helping builders stay on schedule and budget. Custom alterations to meet the individual's special specifications receive priority attention from our design experts and are faxed direct from our office to the builder's, avoiding mail losses and needless time waste.

Each set of plans includes:

- **Foundation plan**
- **Floor plan complete with electrical layout and plumbing fixtures indicated**
- **All exterior elevations (Front, rear and sides)**
- **Cabinet and vanity elevations and details**
- **Any necessary wall sections and details**
- **Description of materials**

Heating and air conditioning layouts are not included. These should be obtained from a local mechanical contractor. This is to ensure that equipment is sized correctly for your particular region and climate conditions.

Reversed plans are mirror images with dimensions and lettering reading backwards. We recommend ordering only one or two sets in reverse form. Any additional sets ordered should be regular sets to aid you and others in reading the plans.

All plans must be ordered at the same time to receive multiple set pricing. Any orders for additional sets will be treated like new orders and priced as originally.

Plans may not be returned or exchanged.

Prices are subject to change without notice.

Fillmore Design Group takes pride in offering a complete scope of services. Beyond standard residential design, Fillmore serves developers and individual consumers with start to finish innovative custom designing, feasibility studies, master planning, site planning, space planning, residential project and subdivision design, and office building design.

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One Set	$325.00	$425.00
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To order blueprints, turn to page 187.

For more information on these plans, call or write:
FILLMORE DESIGN GROUP, 124 NW 67TH STREET, OKLAHOMA CITY, OKLAHOMA 73116 (405) 843-5456

TRADITION WITH A TWIST

"The best way to describe Home Planners is that we're modern traditionalists," comments Charles W. Talcott, Chairman of the Farmington Hills, Michigan-based company. "By that I mean we have taken considerable pride over the years in the traditional, classic-style homes we've designed. We give great emphasis to balance and proportion in our designs, as well as attention to detail and authenticity. However, while remaining true to a style architecturally, we try to update the floor plan of the home to make it modern, comfortable and workable. This combination of classic architectural style and easy livability, we feel, adds up to solid, long-lasting value."

Founded in 1946, Home Planners is one of the longest-running and most successful home design firms in the United States. The company features over 2,500 different designs in its large portfolio.

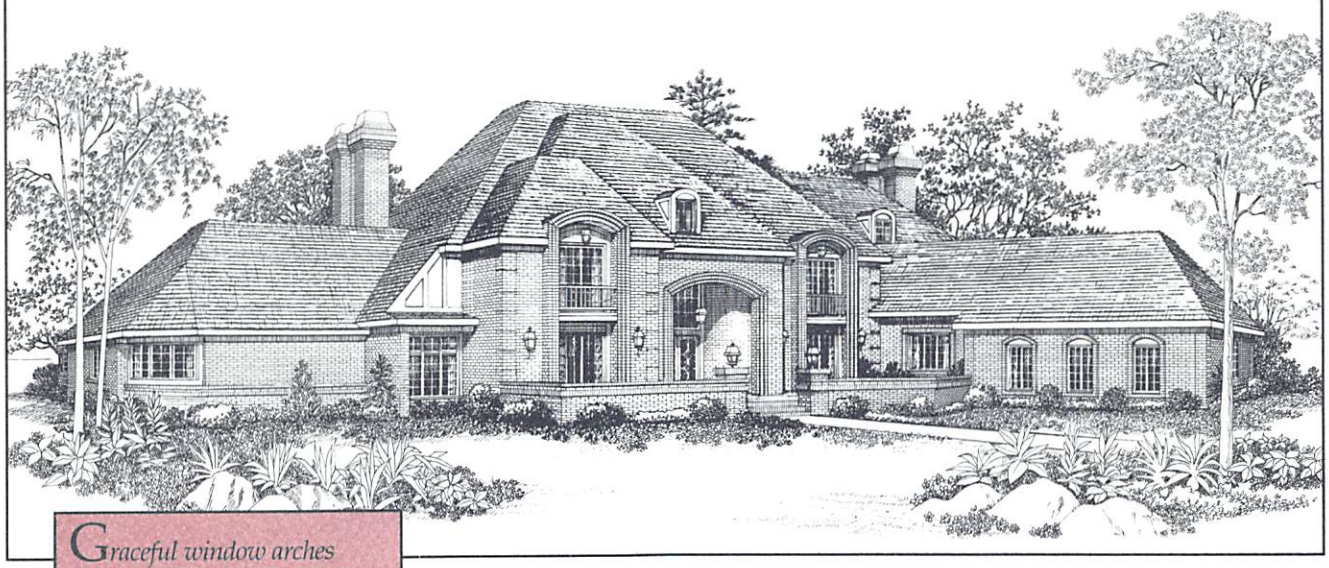
The company is noted for the creation of its History House series, which has run as a regular feature in Colonial Homes *magazine for the past 13 years. These home designs use famous American houses of the past as the inspiration for modern period houses and include up-to-date versions of such famous landmarks as Washington's Mount Vernon, Jackson's Hermitage, the John Jay House and the Paul Revere Home.*

"In recent years, we have noticed a decided trend toward larger, more luxurious homes," notes Rickard Bailey, President and Publisher of Home Planners, "so we set about to create the most distinctive and classically styled line of luxury homes yet available in the home plan business. The result is our Signature Series — a group of 35 elegant, sumptuous homes designed to provide the best in luxury appointments. These plans vary in size — but whether they're 4,000 or 8,000 square feet, we've tried to build in the best possible environment for elegant entertaining, comfortable lounging and relaxing, and gracious living from day to day. A total of 24 of these new Signature Series homes are presented in this book."

The company publishes its own magazine, Home Planner, *which is available on newsstands semiannually and offers a complete line of nearly 30 home plan books on different styles, sizes and types of homes. Home Planners prides itself on giving individuals and builders the most complete and detailed blueprint packages available today and offers a number of additional products, including a home planning kit, construction detail sets and materials lists for most of its homes.*

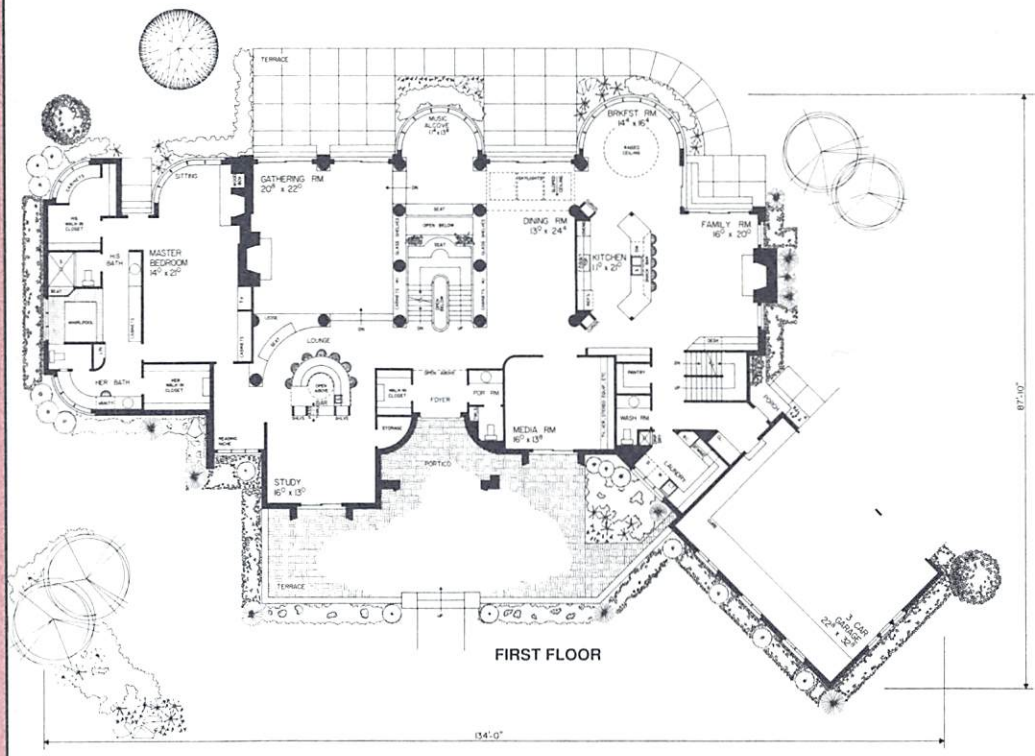
"Over the years, our company has built a solid reputation because we offer an unparalleled line of designs and home-planning products, and in every one of these products we pay strict attention to detail," concludes Bailey. "The luxury homes you see presented here are fine examples of Home Planners' outstanding style and quality."

HOME PLANNERS



Graceful window arches soften the massive chimneys and steeply gabled roof of this grand Norman manor. A two-story gathering room is two steps down from the adjacent lounge with impressive wetbar and semi-circular music alcove. The galley-style kitchen overlooks the family room fireplace and spectacular windowed breakfast room. The master suite is a private retreat. Separate His and Hers baths and dressing rooms guarantee plenty of space and privacy. A large, built-in whirlpool tub adds the final touch of luxury. Upstairs, a second-floor balcony overlooks the gathering room below. Four additional bedrooms, each with a private bath, are located on the second floor.

DESIGN: EE507
BEDROOMS: 5
BATHROOMS: 7
FIRST FLOOR: 4786 Sq. Ft.
SECOND FLOOR: 1842 Sq. Ft.
TOTAL: 6628 Sq. Ft.
PRICE: $300.00



FIRST FLOOR

SECOND FLOOR

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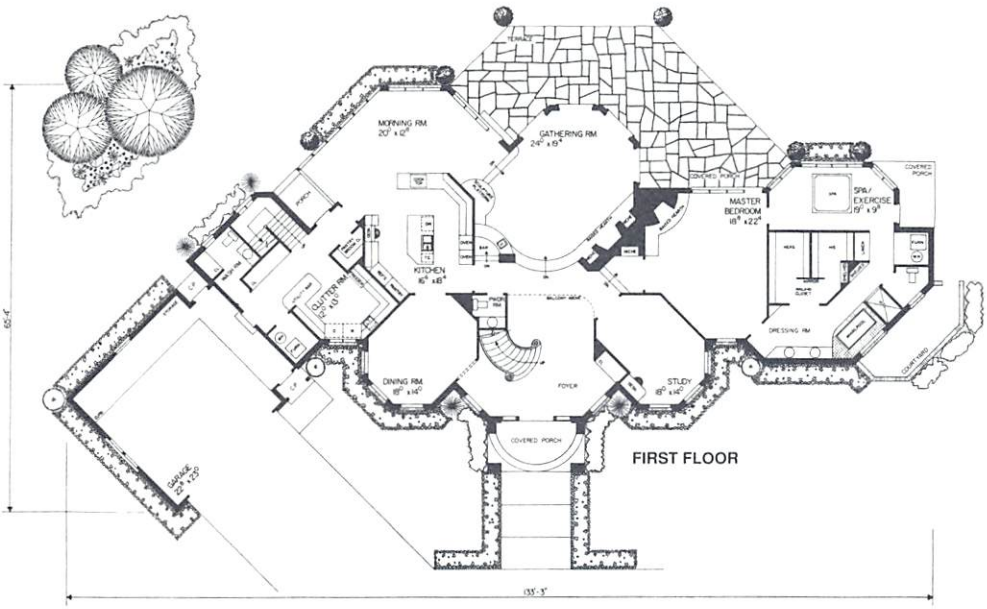

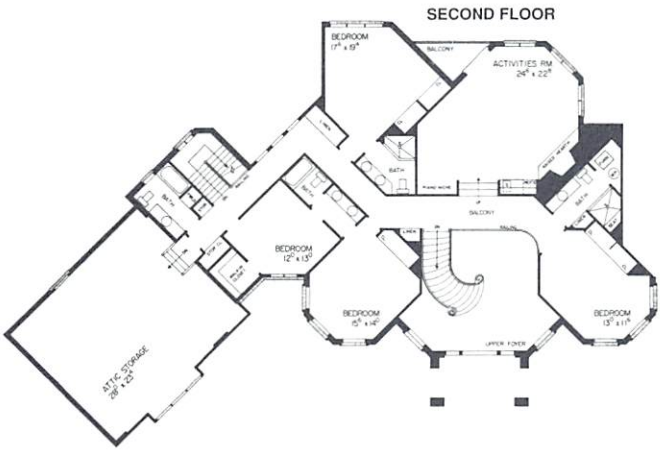

The distinctive covered entry to this stunning manor, flanked by twin turrets, leads to a gracious foyer with impressive two-story semi-circular fanlights. The foyer opens to a formal dining room, master study, and step-down gathering room with wetbar and raised-hearth fireplace. The spacious kitchen has numerous amenities including an island workstation and built-in desk. The luxurious master suite, secluded in its own wing, is complete with raised-hearth fireplace, His and Hers walk-in closets, whirlpool bath, spa-exercise room, and private courtyard. The second floor, accessed by foyer or utility area stairways, features four bedrooms, four bathrooms and an oversized activities room with fireplace, balcony, wet bar, and piano/niche.

DESIGN: EE512
BEDROOMS: 5
BATHROOMS: 6
FIRST FLOOR: 3736 Sq. Ft.
SECOND FLOOR: 2264 Sq. Ft.
TOTAL: 6000 Sq. Ft.
PRICE: $300.00

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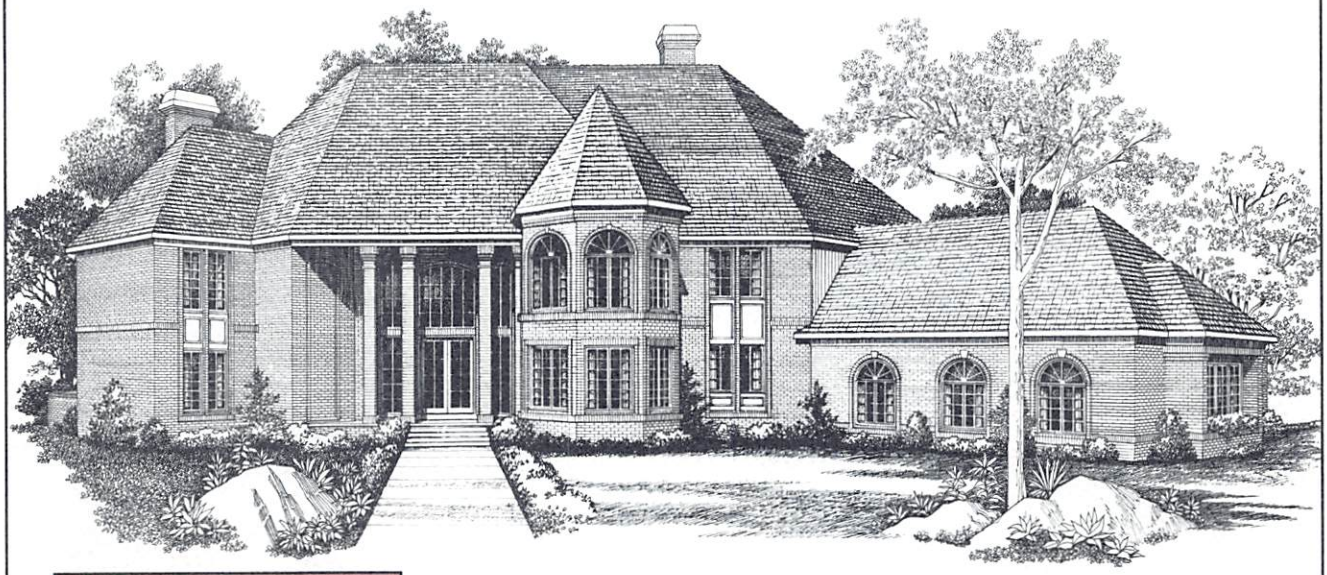
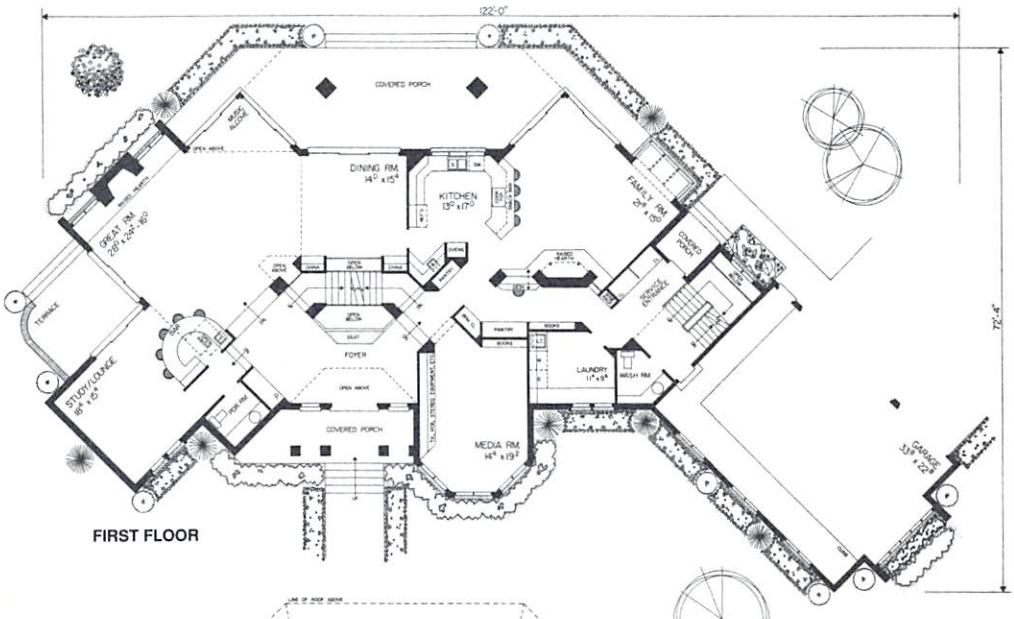


A single turret with radial-head windows is the focal point of this elegant Norman home. Two-story windows add drama to the exciting foyer. A semi-circular wet bar is shared by the study and great room which also features a raised-hearth fireplace and two-story music alcove. Built-in amenities abound throughout the first floor: china cabinets in the dining room; pantries, desk, and broom closet in the kitchen; bookshelves and wine rack in the service hall. Two staircases provide access to the second floor. The exciting master bedroom has a raised-hearth fireplace flanked by windows and overlooks the music alcove below; the bath features His and Hers walk-in closets and a whirlpool tub. Each of four additional bedrooms has a private bath; the suite located over the garage also includes living room, making ideal guest or in-law quarters.

DESIGN: EE506
BEDROOMS: 5
BATHROOMS: 6
FIRST FLOOR: 3202 Sq. Ft.
SECOND FLOOR: 3612 Sq. Ft.
TOTAL: 6814 Sq. Ft.
PRICE: $300.00



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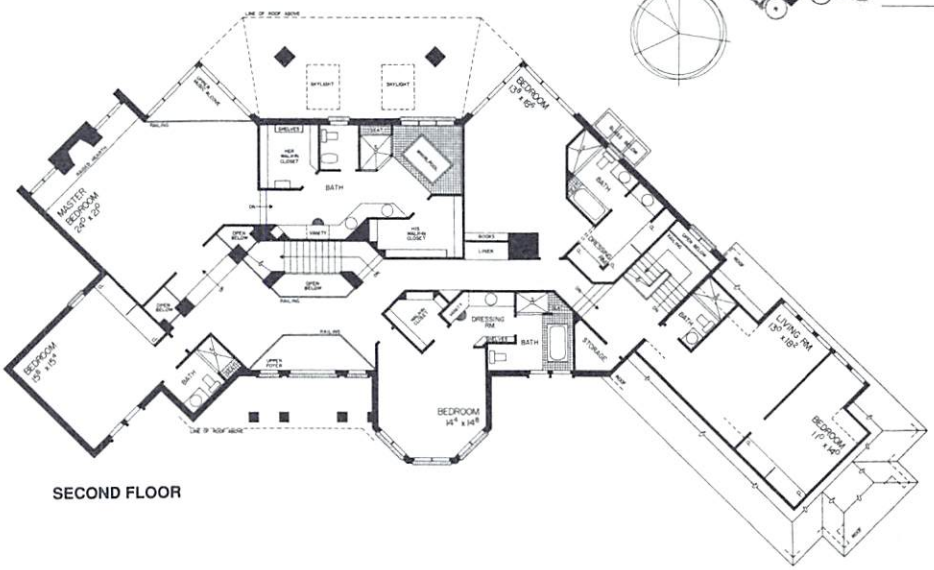

SECOND FLOOR

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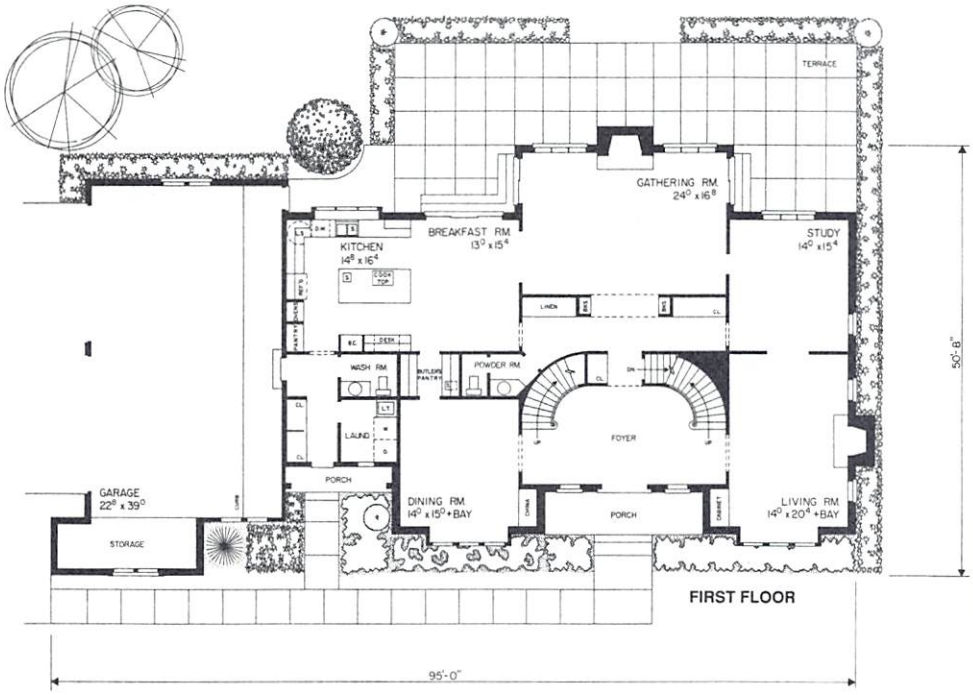

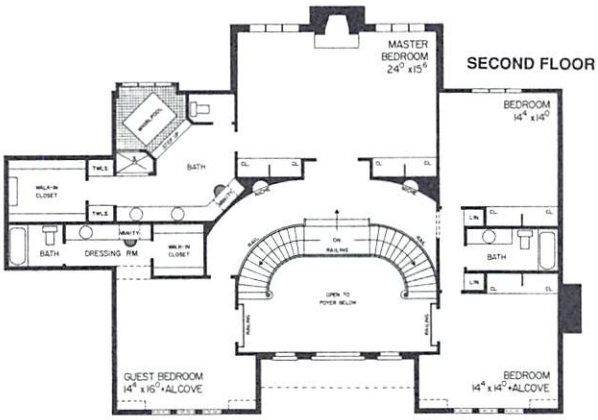

The decorative half timbers and stone wall-cladding on this manor are stately examples of Tudor architecture. A grand double staircase is the highlight of the elegant, two-story foyer that opens to each of the main living areas. The living and gathering rooms are anchored by impressive central fireplaces. Handy built-ins, including a lazy susan and desk, and an island workstation with sink and cooktop, are convenient amenities in the kitchen. The adjacent breakfast room opens to the terrace for a sunny start to the day. The outstanding master suite features a cozy bedroom fireplace, picturesque whirlpool bath, and a convenient walk-in closet. Three additional second-floor bedrooms include a guest suite with dressing room and walk-in closet. Every part of this house speaks of elegance and the time-honored values for which Tudor is renowned.

DESIGN: EE520
BEDROOMS: 4
BATHROOMS: 5
FIRST FLOOR: 2557 Sq. Ft.
SECOND FLOOR: 1939 Sq. Ft.
TOTAL: 4496 Sq. Ft.
PRICE: $200.00

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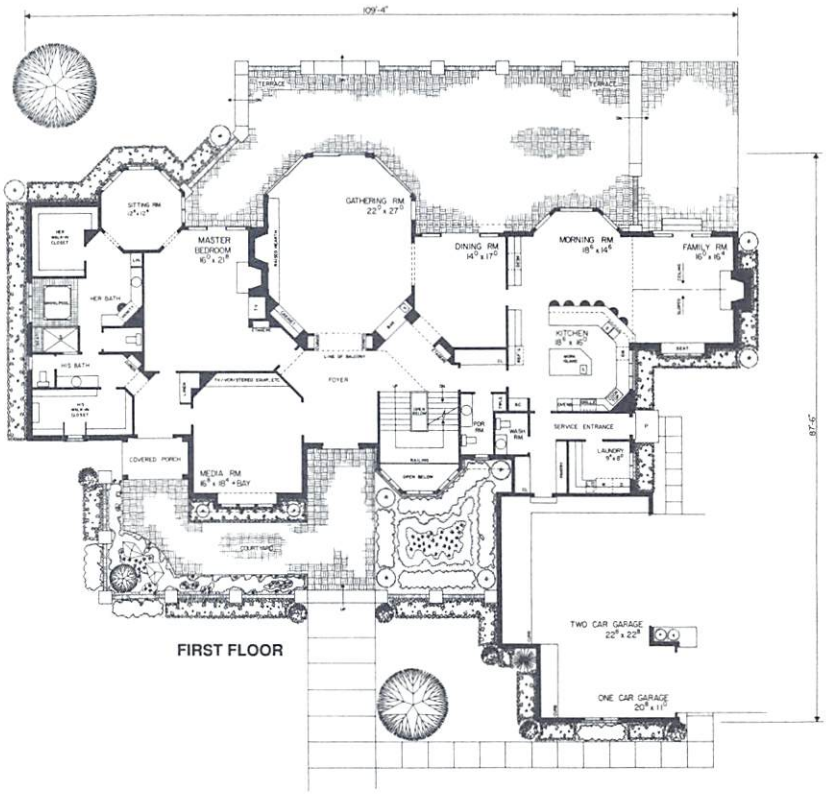
A single prominent turret with two-story divided windows draws attention to this stately Tudor home. The open foyer allows an uninterrupted view into the impressive, two-story great room with wet bar, where a fireplace with raised hearth runs the length of one wall. The expansive kitchen, conveniently located near the service entrance, has a U-shaped work area and a snack bar that opens to the morning room. The adjacent sloped-ceiling family room has an additional fireplace and a comfortable window seat. An octagon-shaped sitting room is tucked into the corner of the unique master bedroom. His and Hers baths and walk-in closets complete the impressive first-floor suite. Two bedrooms, a study, and a guest suite with private sitting room are located on the second floor.

DESIGN: EE503
BEDROOMS: 4
BATHROOMS: 7
FIRST FLOOR: 4195 Sq. Ft.
SECOND FLOOR: 2094 Sq. Ft.
TOTAL: 6289 Sq. Ft.
PRICE: $300.00



FIRST FLOOR

SECOND FLOOR

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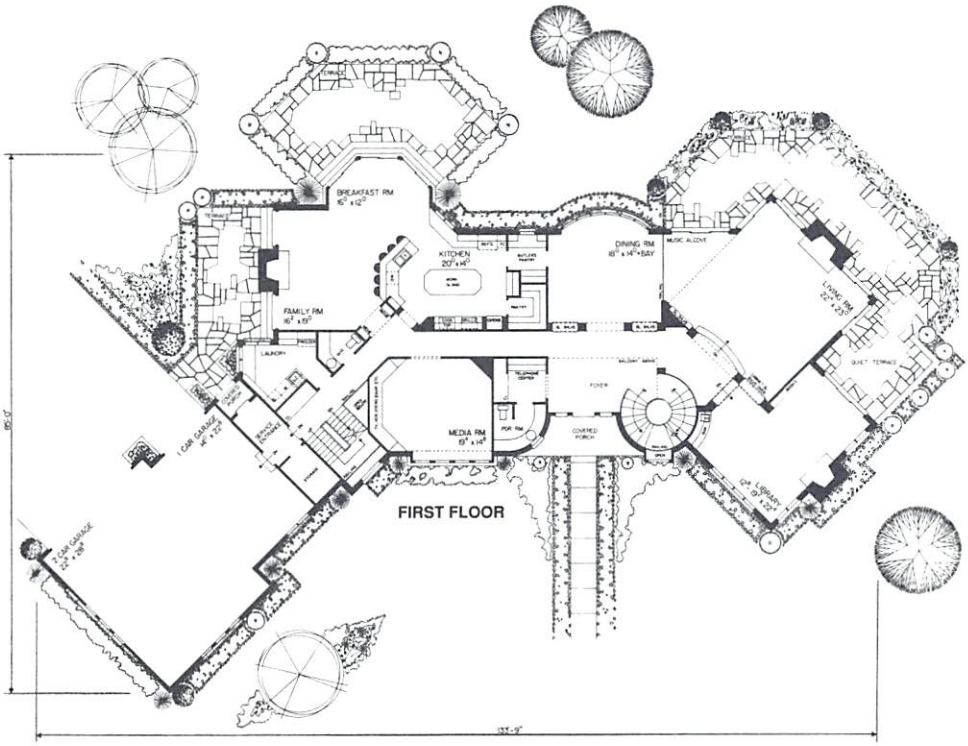

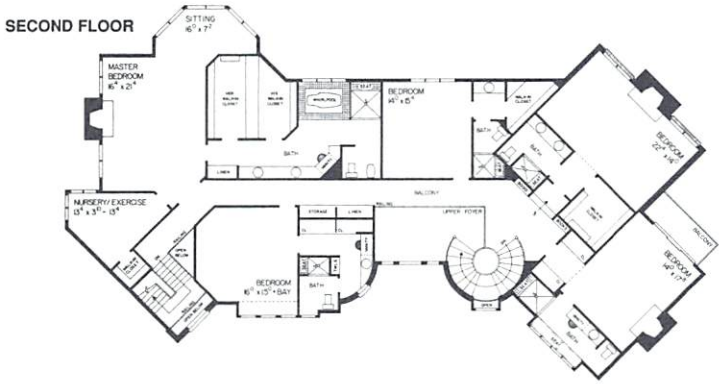

Cross gables, decorative half-timbers, and three massive chimneys mark the exterior of this magnificent baronial Tudor. A circular staircase housed in the turret makes an impressive opening statement in the two-story foyer. Two steps down lead to the elegant living room with music alcove or the library with wet bar. The kitchen is a chef's delight with large work island, full cooking counter, snack bar, and a butler's pantry leading to a formal dining room with bow window. The second floor features four bedrooms, two with fireplaces, and each with private bath and abundant closet space. The master suite has an additional fireplace, His and Hers walk-in closets, whirlpool bath and separate shower, and a private sitting room in a windowed alcove.

DESIGN: EE511
BEDROOMS: 5
BATHROOMS: 7
FIRST FLOOR: 4274 Sq. Ft.
SECOND FLOOR: 3008 Sq. Ft.
TOTAL: 7282 Sq. Ft.
PRICE: $300.00

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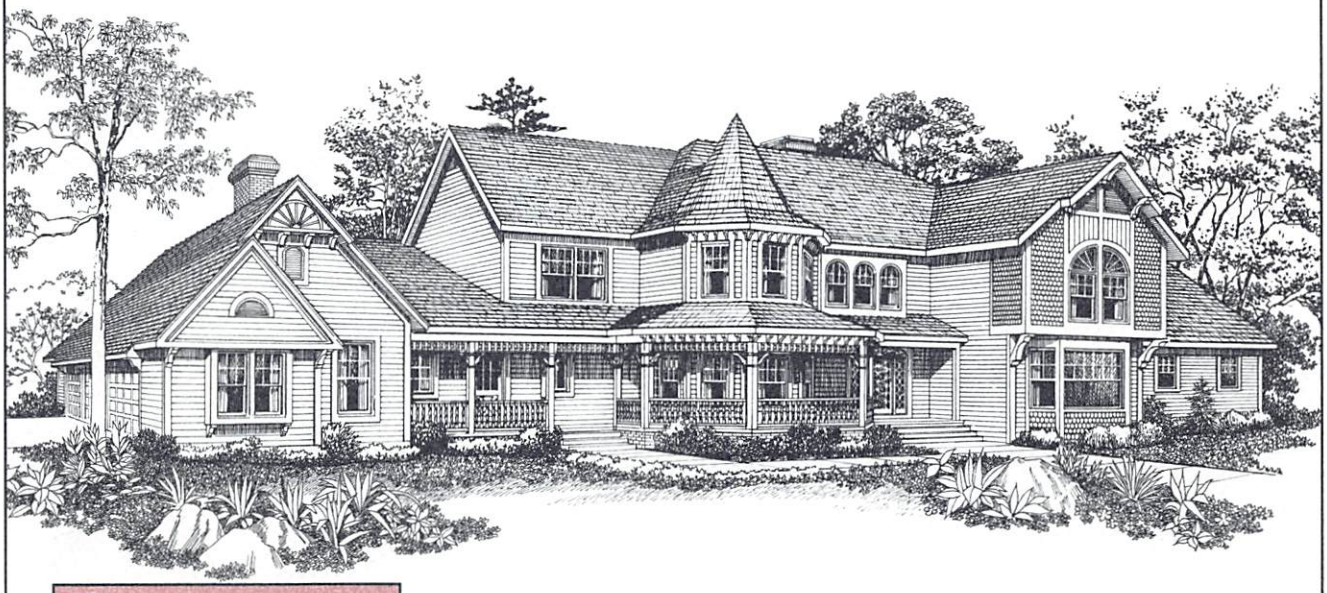
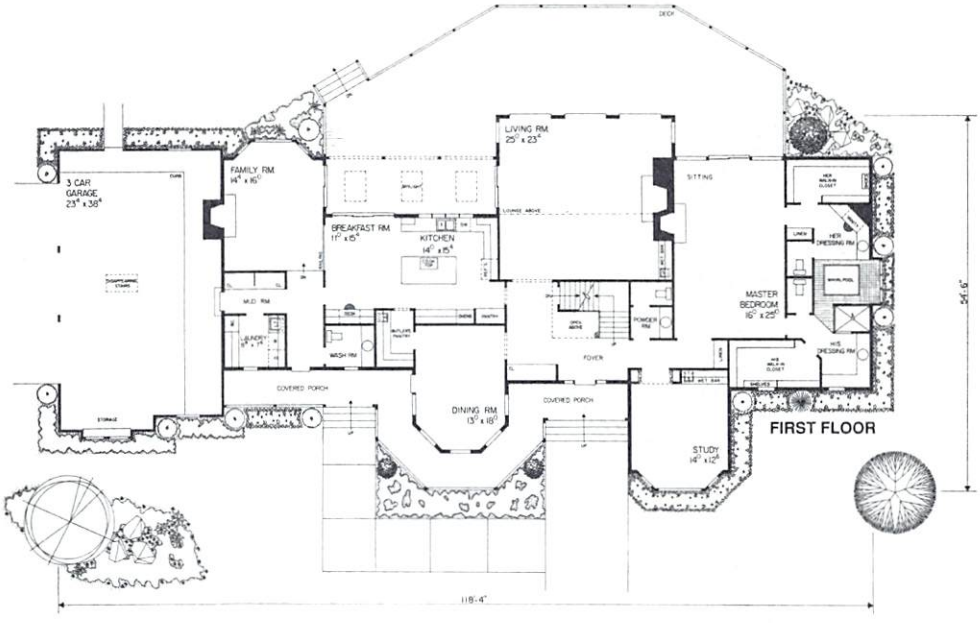
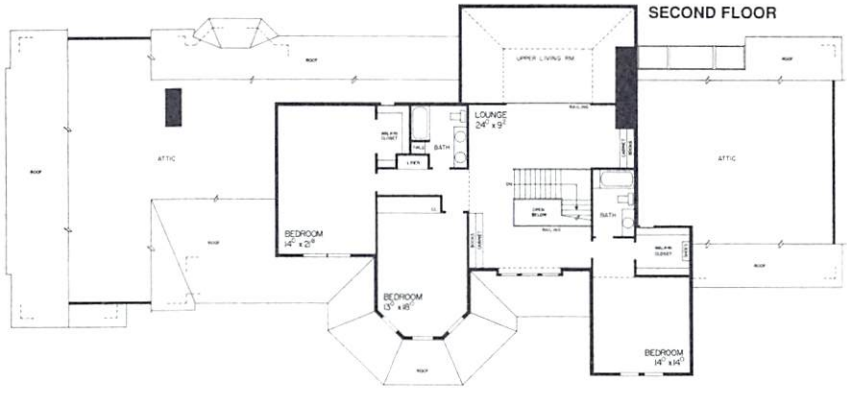


This enchanting manor displays architectural elements typical of the Victorian style: asymmetrical facade, decorative shingles and gables, and a covered porch. The two-story living room with fireplace and wet bar is located at the rear of this home where it opens to the glass-enclosed porch with skylights. A spacious kitchen is filled with amenities including an island cooktop, built-in desk, and butler's pantry connecting to the dining room. The master suite, adjacent to the study, opens to a rear deck; a cozy fireplace keeps the room warm on chilly evenings. Separate His and Hers dressing rooms are outfitted with vanities and walk-in closets, and a luxurious whirlpool tub connects the baths. The second floor opens to a large lounge with built-in cabinets and bookshelves. Three bedrooms and two full baths complete the living space.

DESIGN: EE524
BEDROOMS: 4
BATHROOMS: 6
FIRST FLOOR: 3079 Sq. Ft.
SECOND FLOOR: 1461 Sq. Ft.
TOTAL: 4540 Sq. Ft.
PRICE: $300.00





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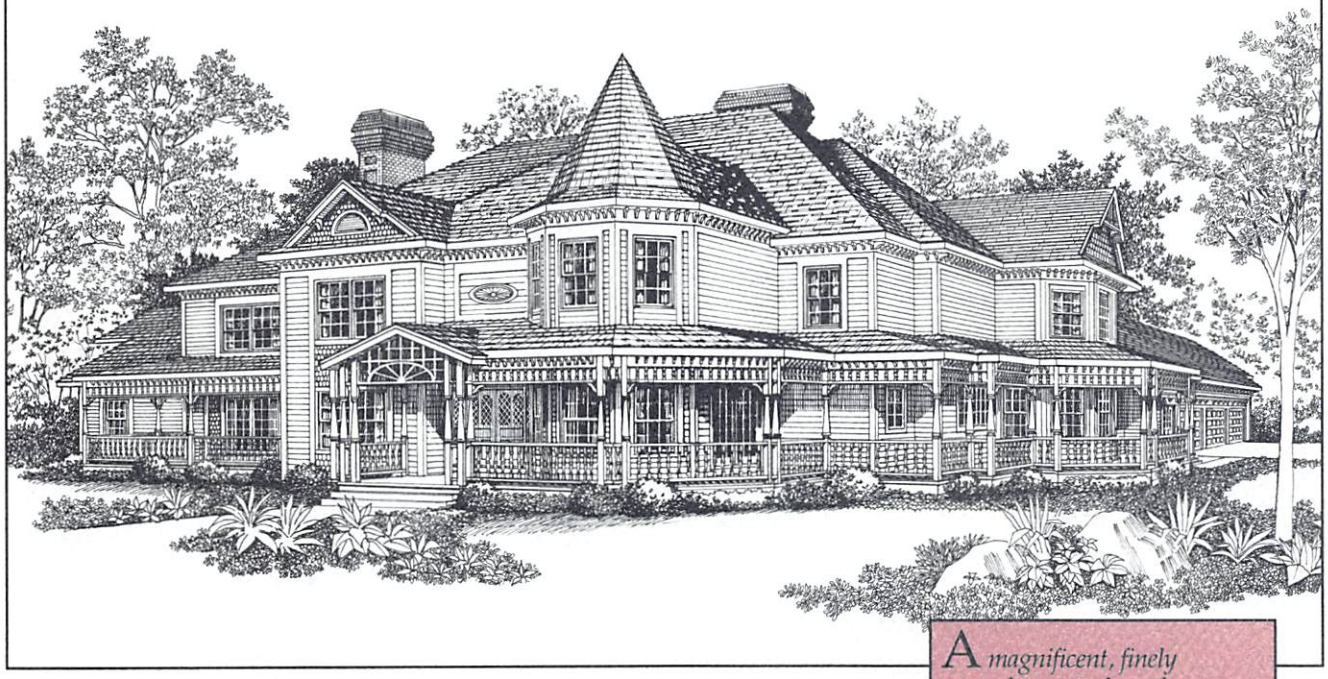
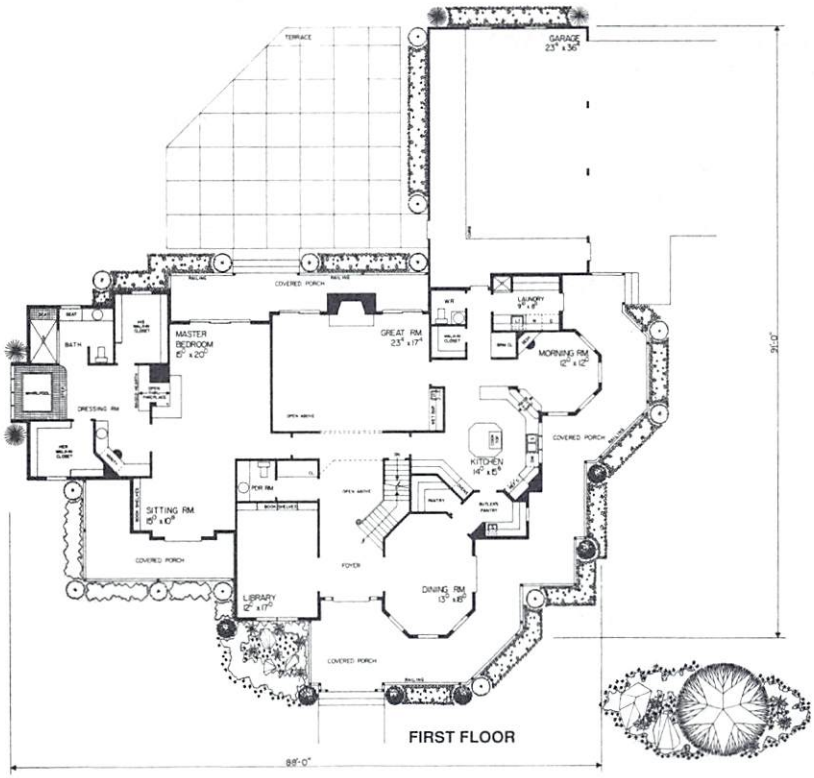


A magnificent, finely wrought covered porch wraps around this impressive Victorian estate home. The gracious, two-story foyer provides a direct view past the stylish bannister and into the great room with large central fireplace. To the left of the foyer is a bookshelf-lined library and to the right is a dramatic, octagonal-shaped dining room. A pass-through connects the kitchen to the Victorian-style morning room. A luxurious master suite opens to the rear covered porch; a thru-fireplace warms the bedroom, sitting room, and dressing room which includes His and Hers walk-in closets. Four bedrooms, three full baths, and a restful lounge with fireplace are located on the second floor.

DESIGN: EE501
BEDROOMS: 5
BATHROOMS: 6
FIRST FLOOR: 2991 Sq. Ft.
SECOND FLOOR: 1802 Sq. Ft.
TOTAL: 4793 Sq. Ft.
PRICE: $300.00



FIRST FLOOR

SECOND FLOOR

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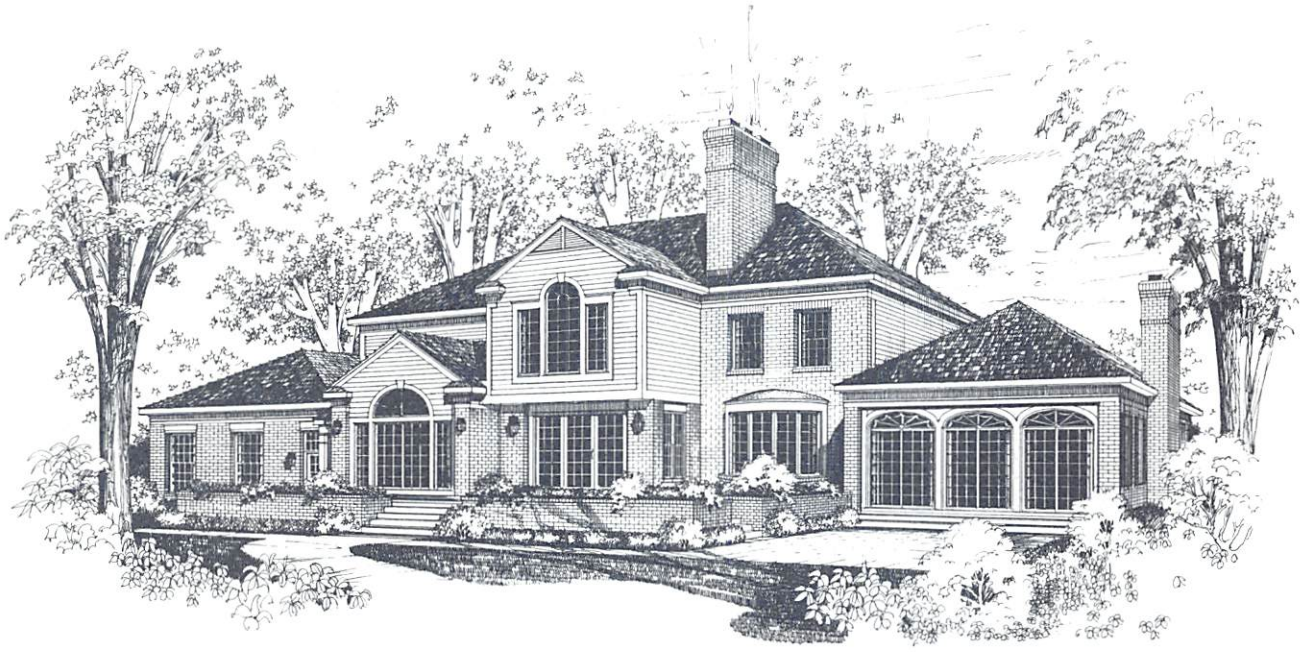
A massive portico with graceful columns sets off the entrance to this historical Georgian manor. An oversized sunken gathering room with a central fireplace consumes an entire wing. The kitchen features an island cooktop and is positioned to serve the breakfast room, formal dining room, and family room, which has a fireplace and access to the rear terrace. A first-floor study offers a quiet retreat. The master bedroom is enhanced by a sloped ceiling and fireplace; a dressing room with His and Hers walk-in closets and a bath with whirlpool tub complete the suite. Three additional bedrooms have private bath.

DESIGN: EE510
BEDROOMS: 4
BATHROOMS: 5
FIRST FLOOR: 3116 Sq. Ft.
SECOND FLOOR: 1997 Sq. Ft.
TOTAL: 5113 Sq. Ft.
PRICE: $200.00



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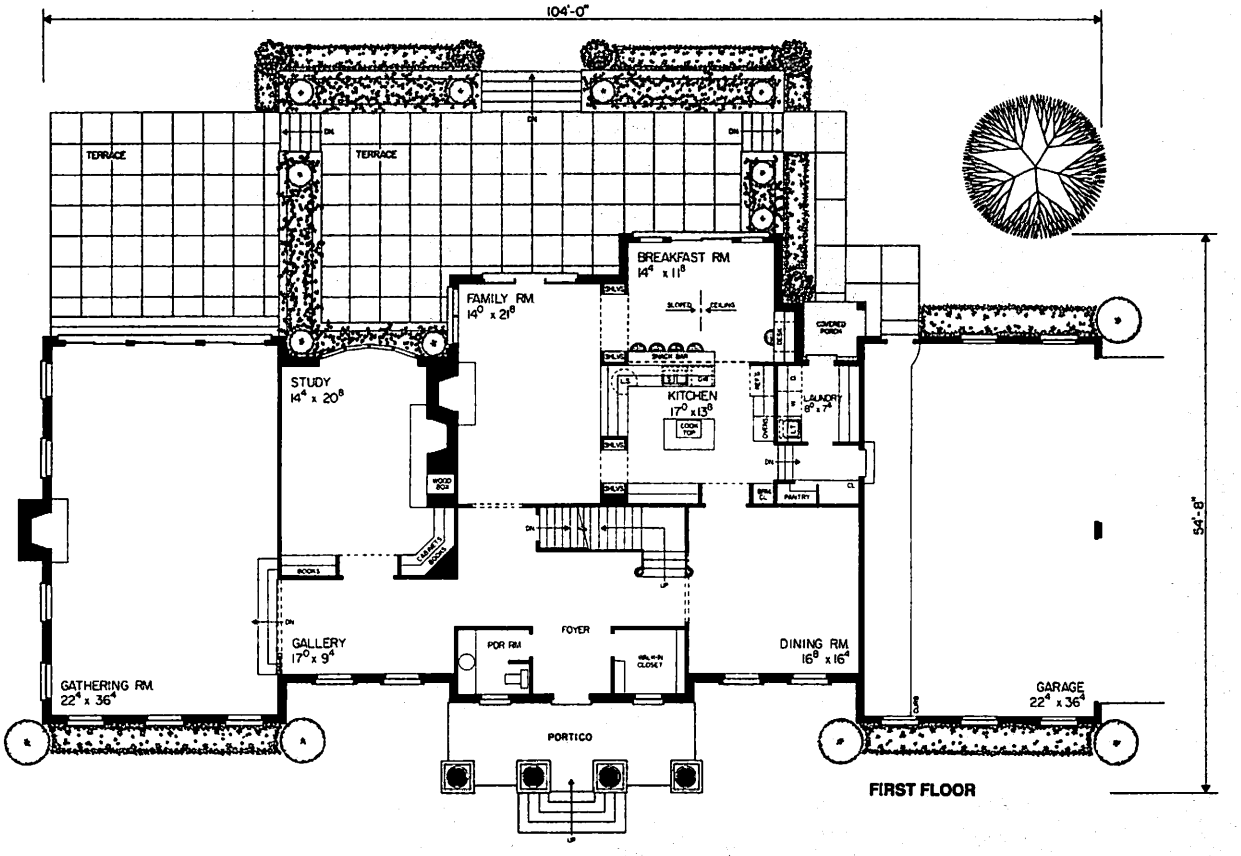
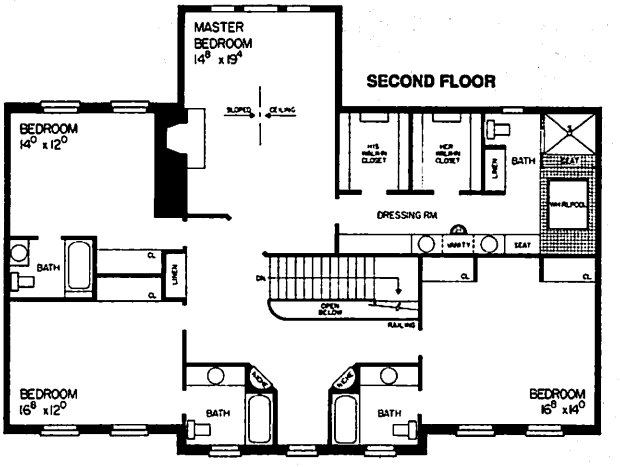
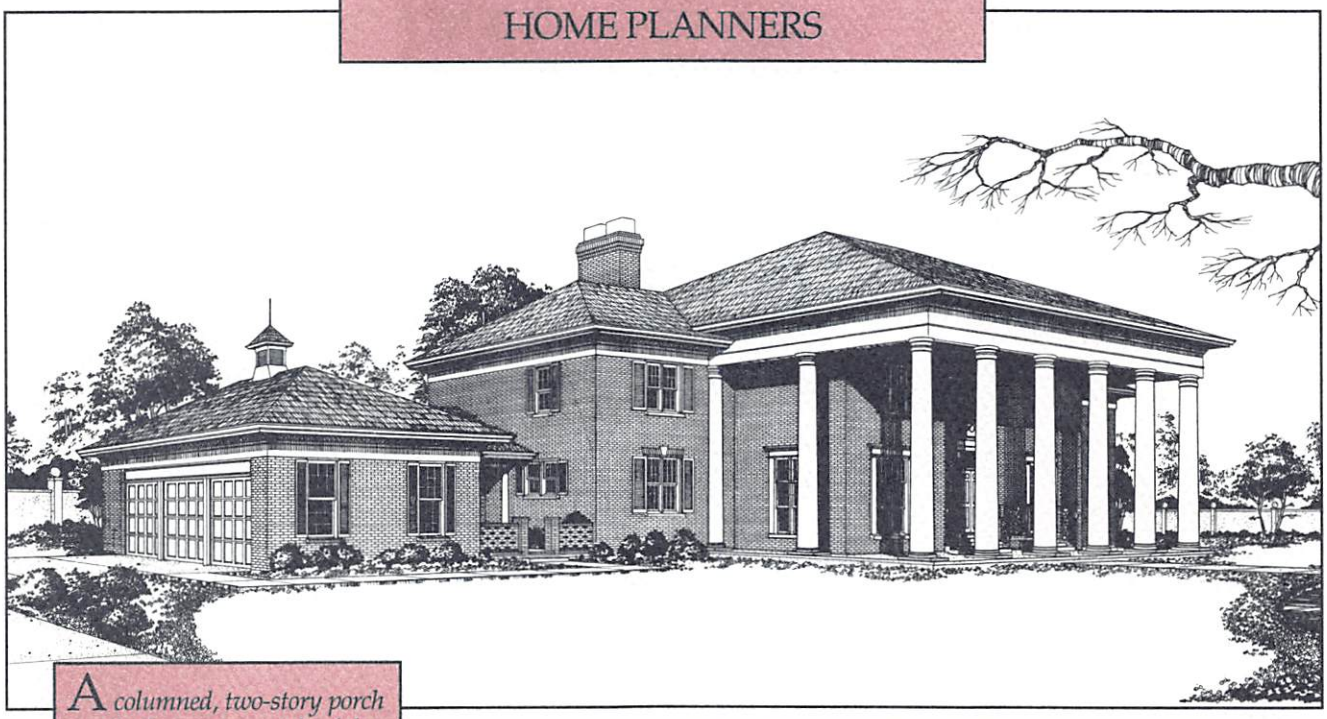


FIRST FLOOR

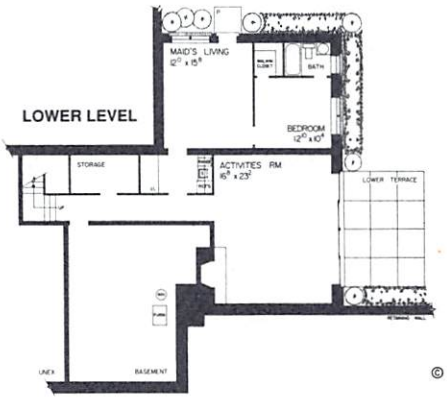


SECOND FLOOR



A columned, two-story porch recalls the gracious style of the Old South in this classic seven-bedroom Greek Revival. The two-story foyer, with an elliptical staircase, opens to the living room, family room (both with fireplaces), and dining room. The oversized kitchen has plenty of counter space, two sinks, a large pantry, and a laundry chute from the second floor; the adjacent breakfast room has a bow window. The elegant master suite has two walk-in closets, a bath with shower and tub, and an adjoining sitting room with private entrance that could double as a guest room. The second floor houses six large bedrooms, each with ample closets, three full baths, and extra storage space. Located on the basement level are the maid's quarters, kitchenette, and children's playroom wth a cozy fireplace.

DESIGN: EE514
BEDROOMS: 7
BATHROOMS: 7
FIRST FLOOR: 3568 Sq. Ft
SECOND FLOOR: 2924 Sq. Ft.
LOWER LEVEL: 1210 Sq. Ft.
TOTAL: 7702 Sq. Ft.
PRICE: $300.00



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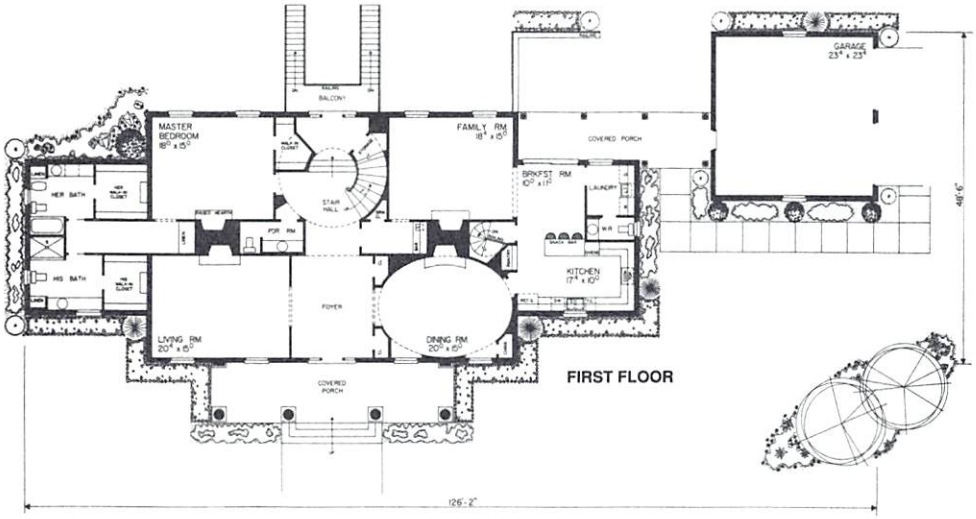
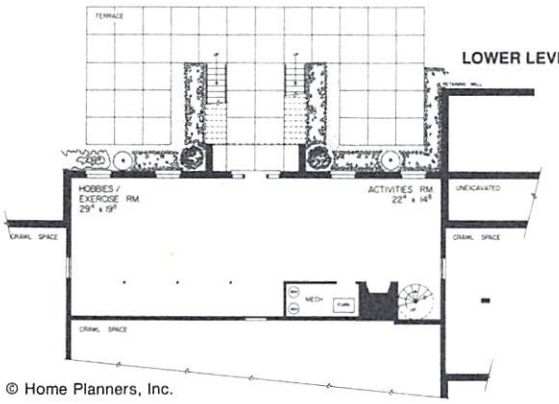
SECOND FLOOR



FIRST FLOOR



LOWER LEVEL

Two-story columns and an air of gentility dominate the facade of this classic Greek Revival home. The view from the large, formal foyer includes a grand stair hall and a spectacular circular staircase. To the left of the foyer is a living room or parlor and to the right is a magnificent oval-shaped dining room. A sunny breakfast room opens to the rear porch and family room. The deep, U-shaped kitchen is designed with ample space for preparing family meals as well as entertaining. Each of the first-floor living areas, including the master bedroom, has a fireplace. The master suite features convenient His and Hers baths (His with a shower, Hers with a tub) and three walk-in closets. Five bedrooms, including one for guests, and four full baths are located on the second floor. For a larger family that prefers to live and entertain elegantly, this house does it in a grand, classic manner.

DESIGN: EE505
BEDROOMS: 6
BATHROOMS: 8
FIRST FLOOR: 2841 Sq. Ft.
SECOND FLOOR: 2019 Sq. Ft.
TOTAL: 4860 Sq. Ft.
PRICE: $300.00

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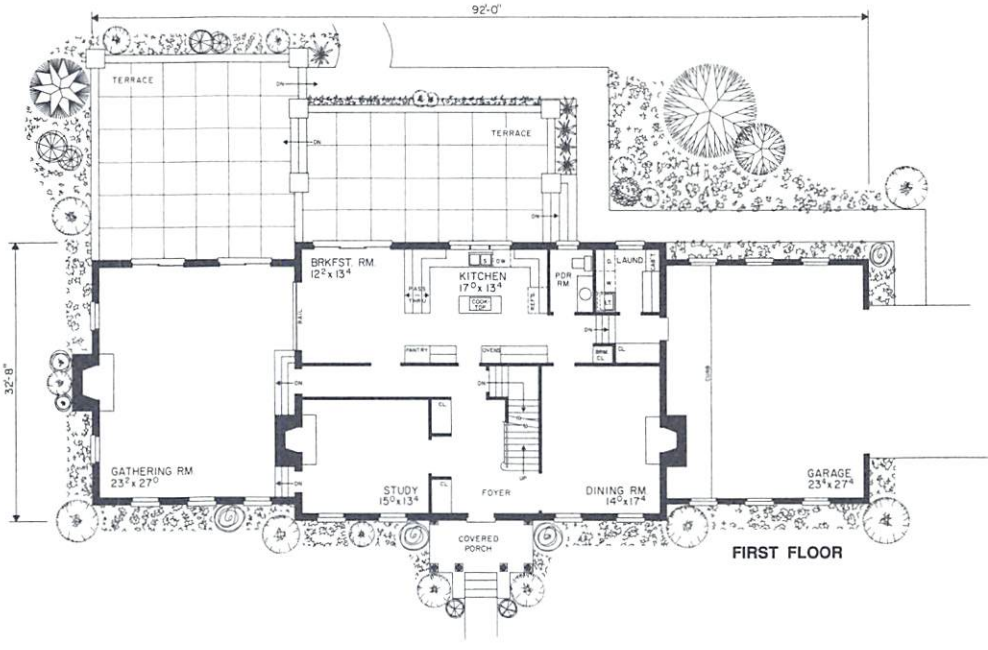
Dignified symmetry marks both front and rear elevations of this historical Georgian manor. Reached by a central hall and three steps down, the elegant gathering room, with a central fireplace and terrace access, fills an entire wing. The study and dining room flank the foyer, and a fireplace highlights each room. The kitchen is laid out in an efficient U-shape with convenient island cooktop. Handy, built-in cabinet space is a special feature in the laundry room. The master suite includes a fireplace, bath with step-up tub, dressing room with vanity, large walk-in closet, and private lounge. Three bedrooms and a bath with separate vanity complete the second floor living space. Expansive attic storage is a bonus in this gracious home.

DESIGN: EE516
BEDROOMS: 4
BATHROOMS: 3
FIRST FLOOR: 2126 Sq. Ft.
SECOND FLOOR: 1882 Sq. Ft.
TOTAL: 4008 Sq. Ft.
PRICE: $200.00



FIRST FLOOR

SECOND FLOOR

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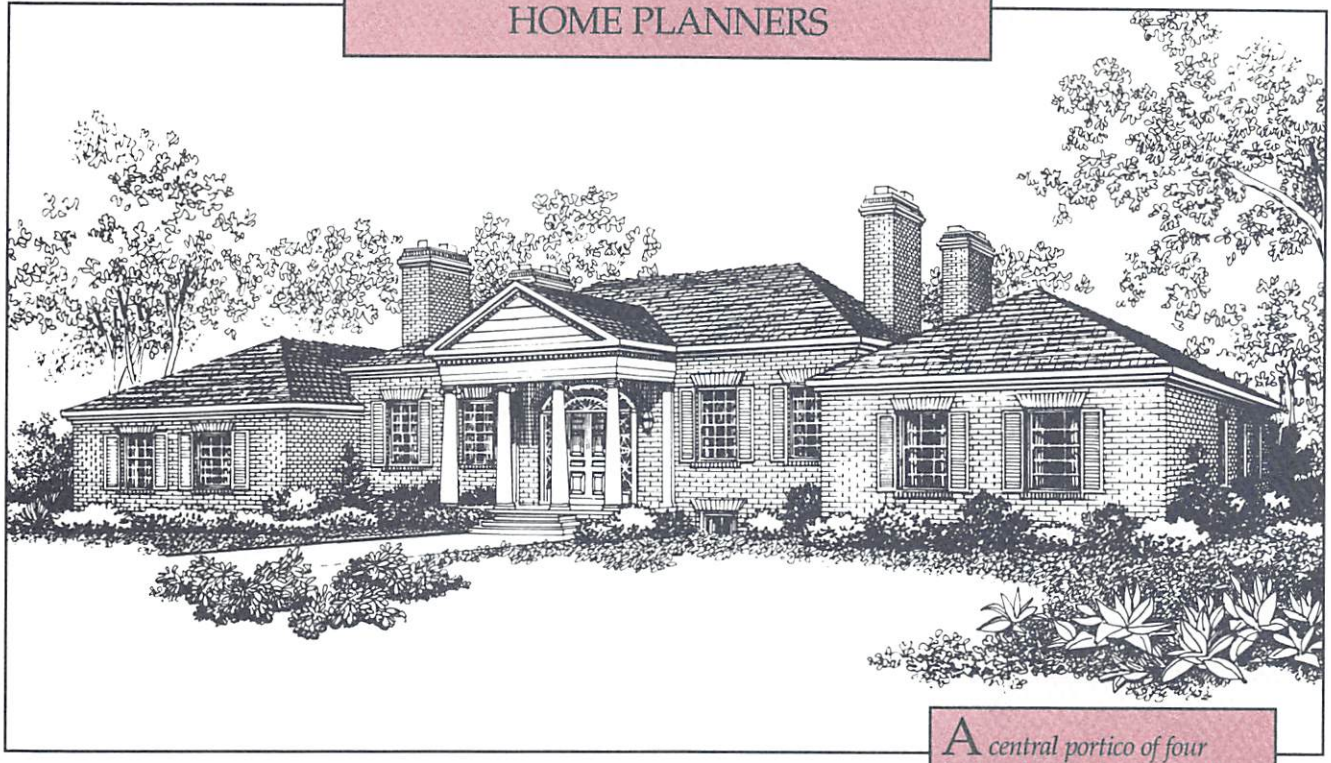

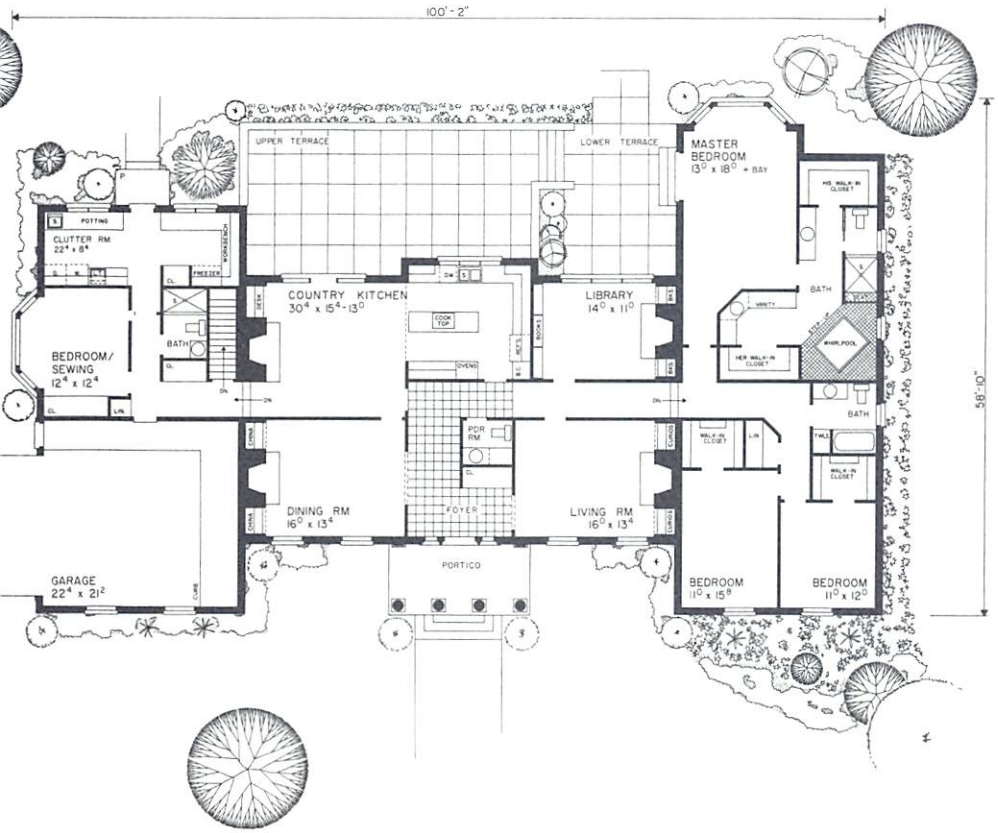

A central portico of four Ionic columns dominates the facade of this elegant Georgian manor and lends a distinctive Greek influence to the entry. The living room, dining room (positioned on either side of the foyer), and library each has a fireplace flanked by built-in cabinets. The large country kitchen, with an additional fireplace, has an efficient workstation that includes an island cooktop. A clutter room with workbench and potting counter is a welcome amenity. Terrace access and a large bow window are highlights in the master bedroom; His and Hers walk-in closets and a large, step-up platform with whirlpool tub complement the suite. Two additional bedrooms with walk-in closets are located at the front of this home. A fourth bedroom, which could double as a sewing room, is located at the opposite end.

DESIGN: EE502
BEDROOMS: 4
BATHROOMS: 4
TOTAL: 3462 Sq. Ft.
PRICE: $200.00

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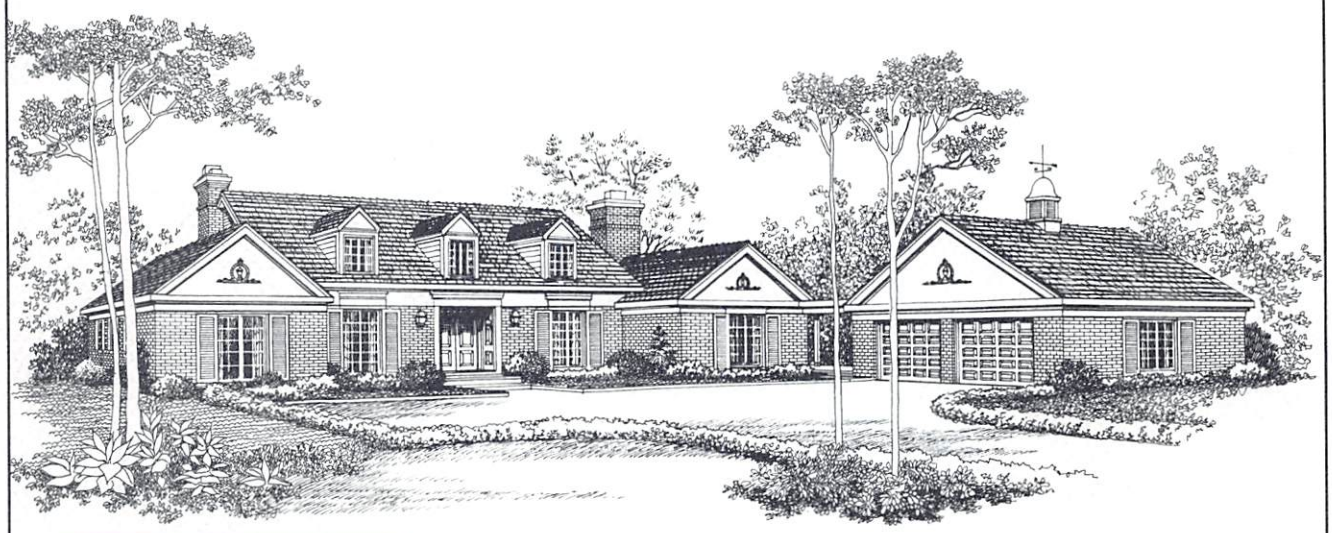
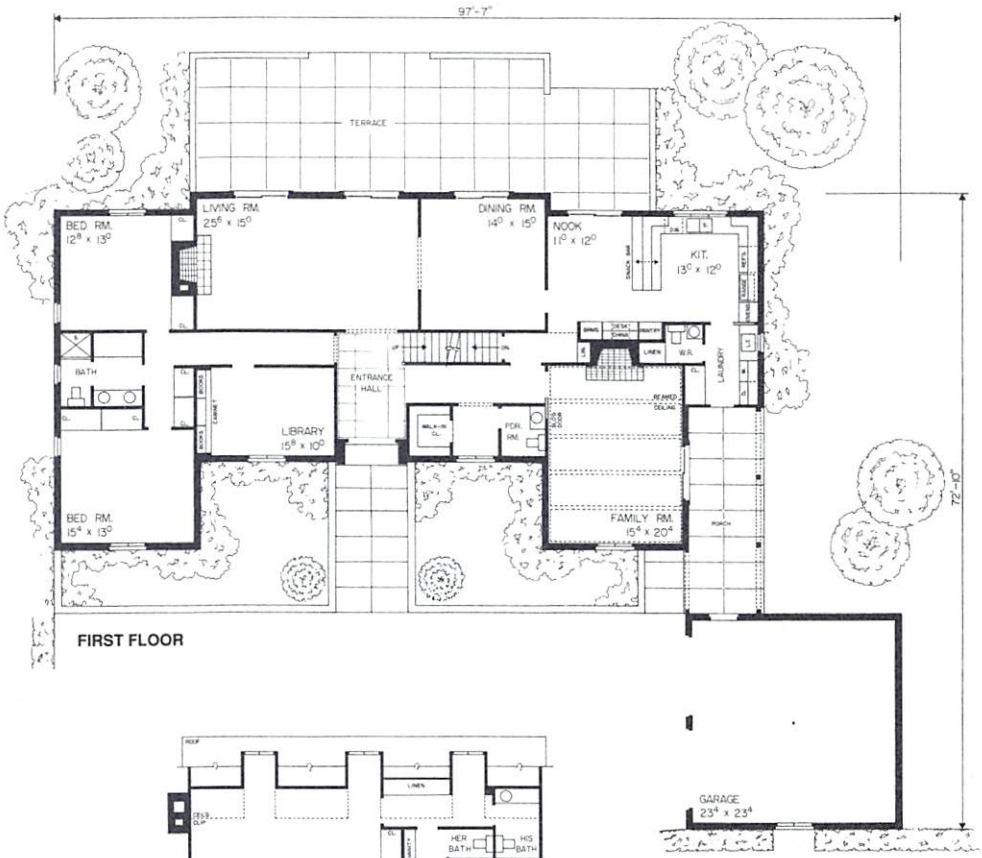


Dormers, twin chimneys, and cupola add to the charm of this traditional Williamsburg-inspired brick home. The formal entrance hall leads to an elegant living room (with fireplace) and adjoining dining room, both with terrace access for easy entertaining. A large, U-shaped kitchen opens to the nook by a counter-top snack bar. The beamed-ceiling family room, with a second fireplace, opens to the side porch. Two first-floor bedrooms have ample closet space. The secluded second-floor master suite is a delightful blend of open bedroom space, cozy dormer alcoves, and private bath retreats. This area features His and Hers baths, built-in desk and bookshelves, and extra closet and storage space.

DESIGN: EE518
BEDROOMS: 3
BATHROOMS: 5
FIRST FLOOR: 2714 Sq. Ft.
SECOND FLOOR: 1010 Sq. Ft.
TOTAL: 3724 Sq. Ft.
PRICE: $200.00



FIRST FLOOR

SECOND FLOOR

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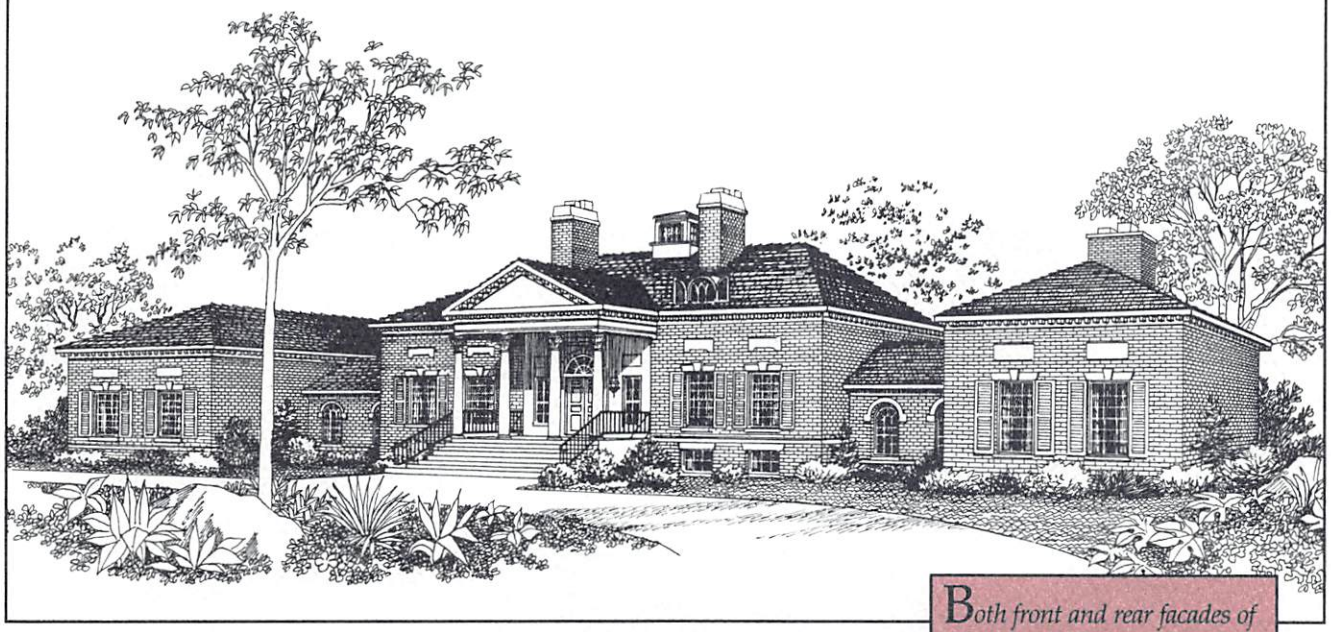

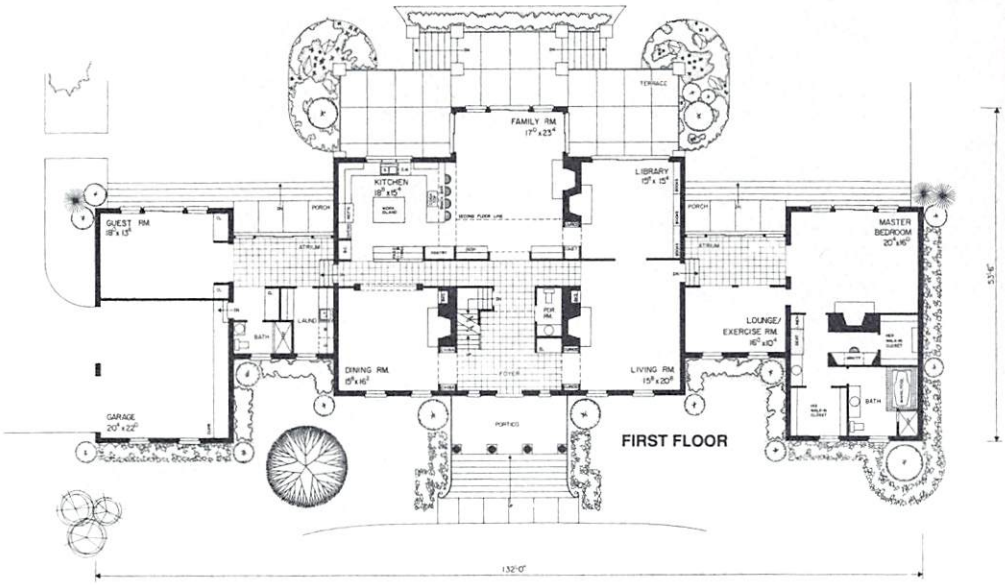

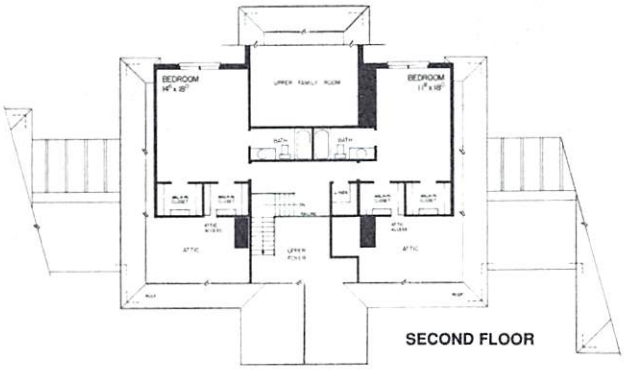

Both front and rear facades of this elegant brick manor depict classic Georgian symmetry. A columned, Greek entry opens to an impressive two-story foyer. Fireplaces, built-in shelves, and cabinets highlight each of the four main gathering areas: living room, dining room, family room, and library. The kitchen features a handy work island, pass-thru to the dining room and snack bar that opens to the two-story family room. The master suite is located in its own wing and has a private atrium entrance and lounge/exercise room. A fifth fireplace graces the master bedroom and additional features include His and Hers walk-in closets, built-in vanity, and whirlpool bath. Two bedrooms, each with private bath and double walk-in closets, are located on the second floor. A bonus guest or hobby room is next to the first-floor service area.

DESIGN: EE509
BEDROOMS: 4
BATHROOMS: 5
FIRST FLOOR: 4104 Sq. Ft.
SECOND FLOOR: 979 Sq. Ft.
TOTAL: 5083 Sq. Ft.
PRICE: $200.00

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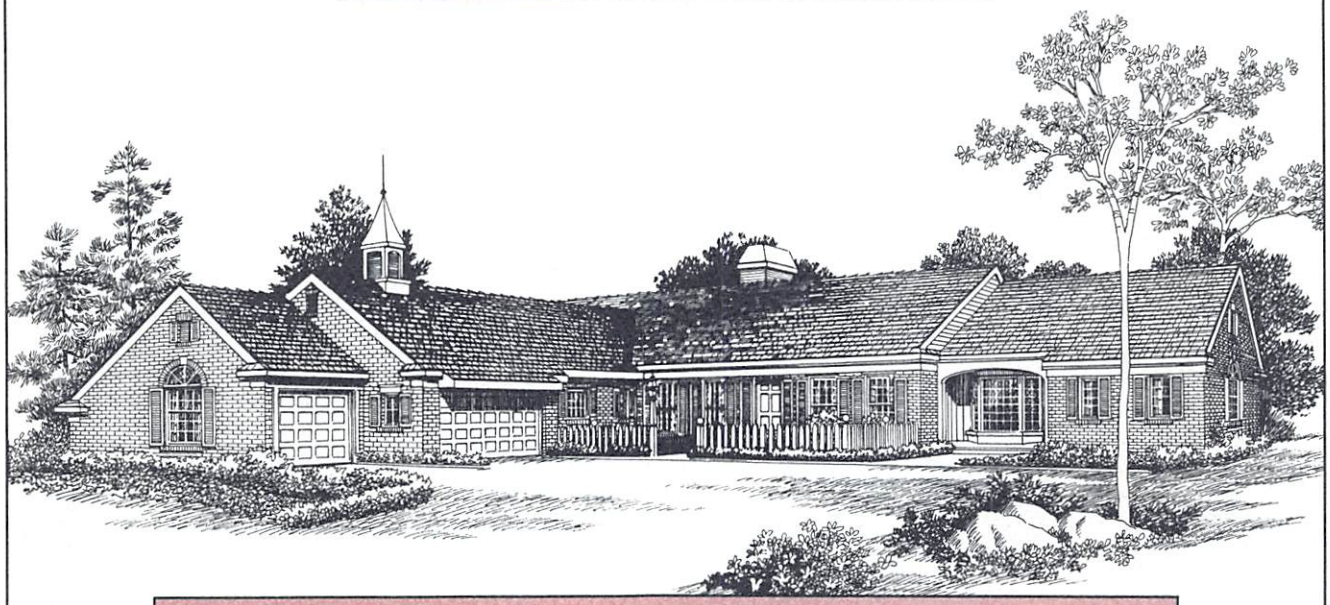
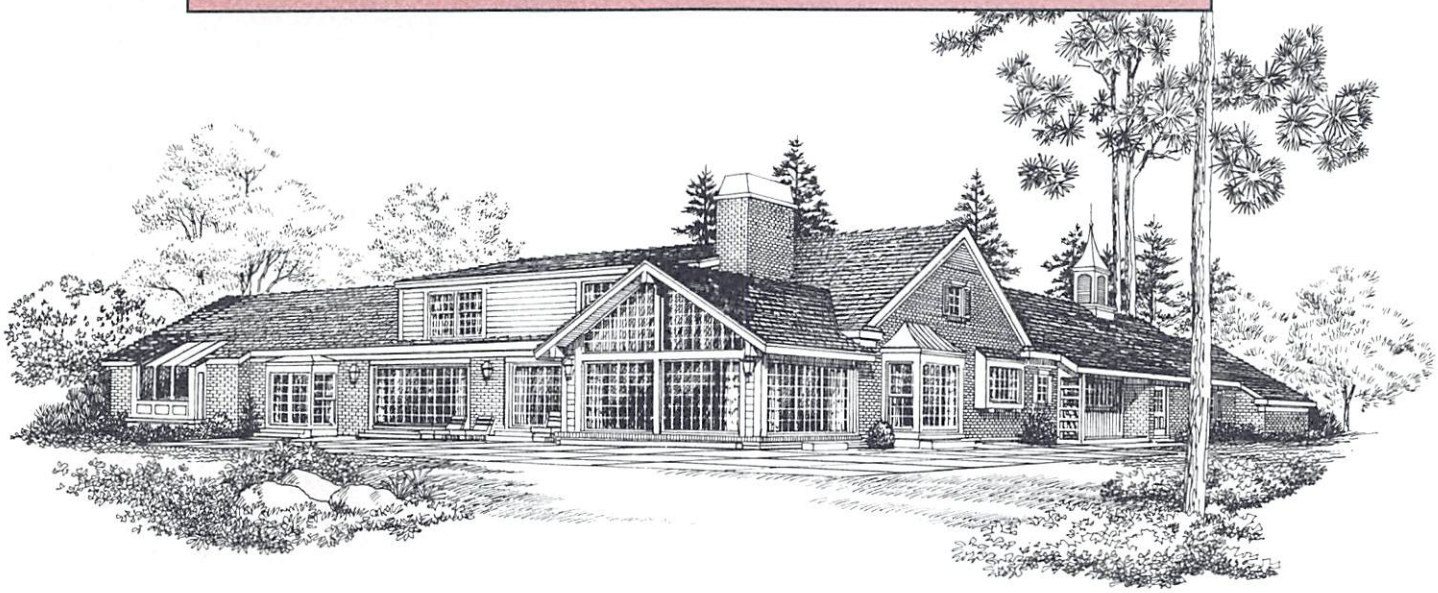


This sprawling Cape Cod design, with such distinctive architectural treatments as bay windows, shutters, cupola and massive chimney, is designed specifically for adult living. The see-through fireplace from the living room to the kitchen is the focal point in each room. The roomy country kitchen with work island is the center of daily life and entertaining. It is brightened and warmed by an attached sun room featuring dramatic window walls and a glass gable. A spacious clutter room is the ideal location for sewing, laundry, or handiwork. The master bedroom is balanced by elegant bay windows. A whirlpool bath, twin vanities, and huge walk-in closets add to the list of amenities in the master suite. Two bedrooms, lounge, and a convenient central bath are located on the second floor for guests or visiting family members.

DESIGN: EE522
BEDROOMS: 3
BATHROOMS: 3
FIRST FLOOR: 3511 Sq. Ft.
SECOND FLOOR: 711 Sq. Ft.
TOTAL: 4222 Sq. Ft.
PRICE: $200.00



REAR ELEVATION

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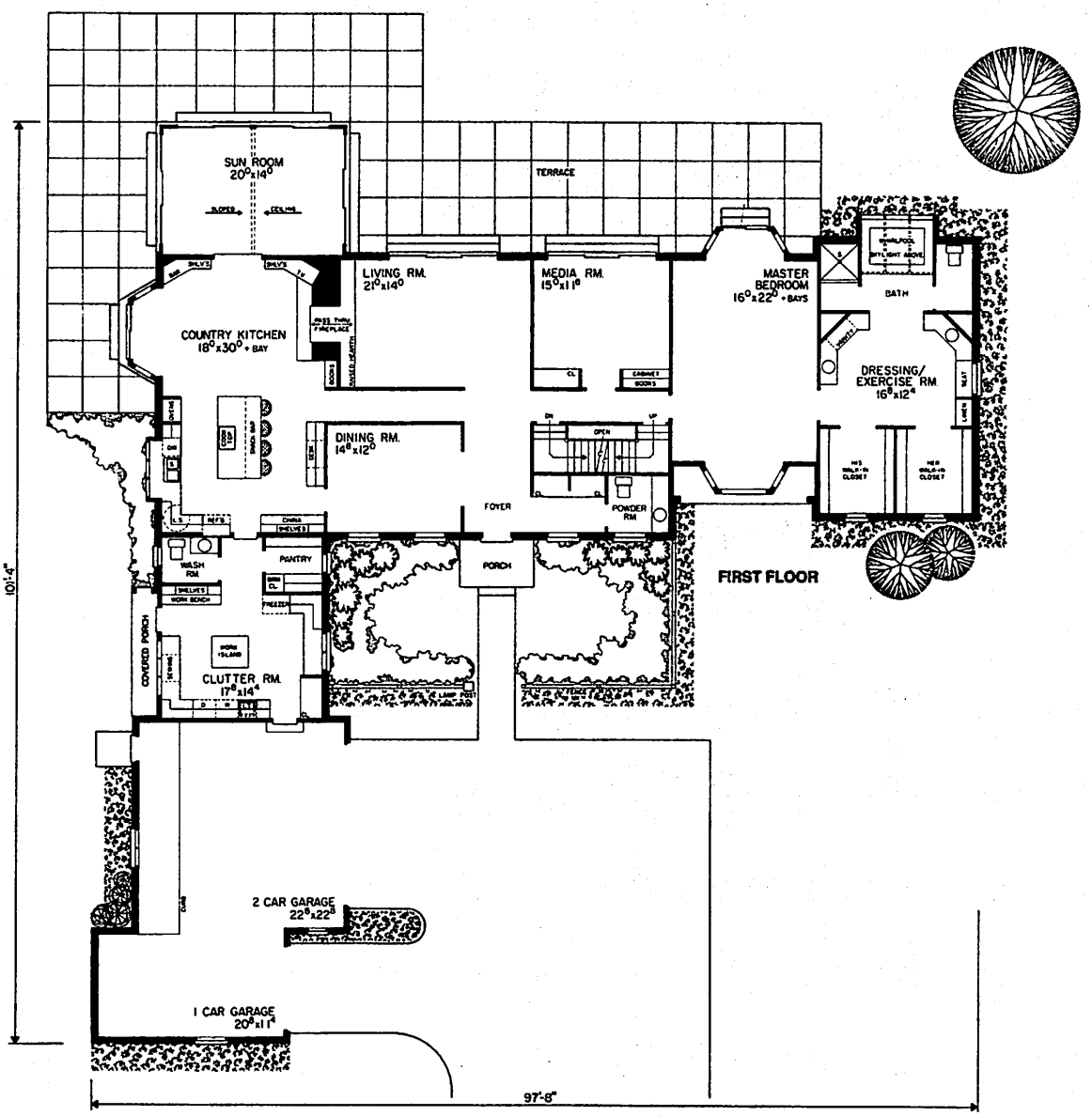
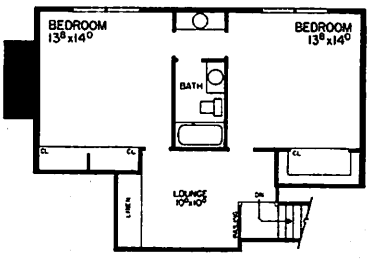


FIRST FLOOR

SECOND FLOOR



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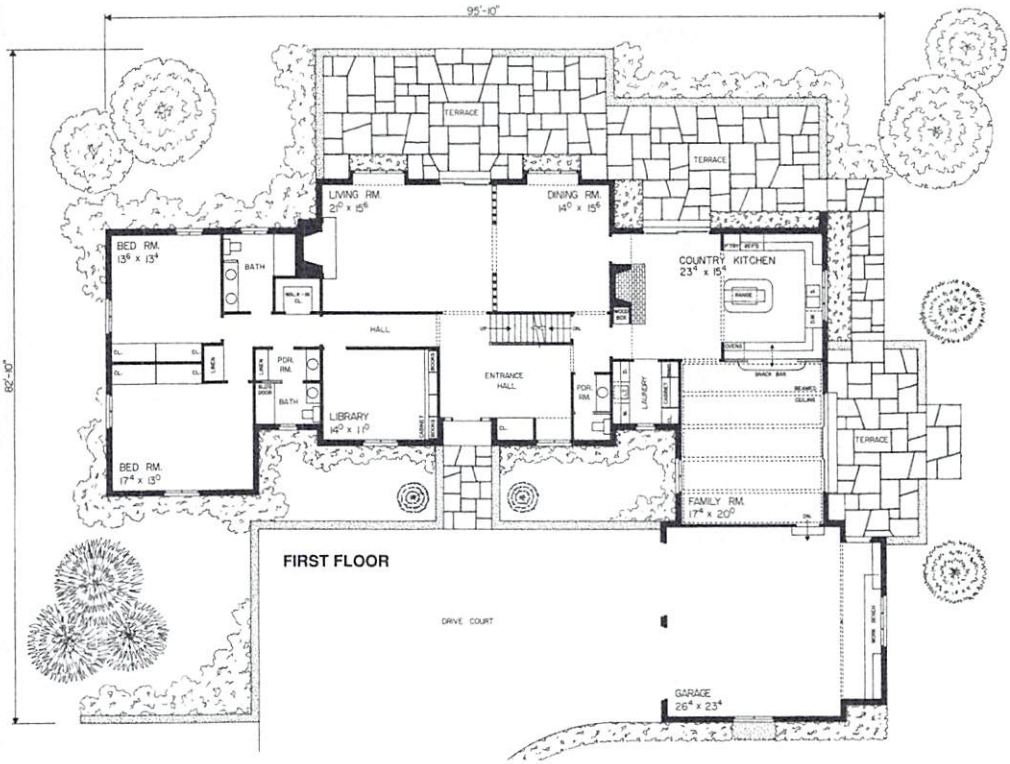
Exquisite architectural details such as stone wall-cladding and front and rear dormers with diamond-pane windows add to the graciousness and character of this one-and-half-story country house. The formal entrance hall, which looks through to the terrace, opens to the impressive living room with fireplace. This room and the adjacent dining room, separated by decorative wood railing, are ideal for entertaining, and both have bay windows overlooking the terrace. The large kitchen has an island range and thru-snack bar to the beamed-ceiling family room. The nook, with a second fireplace, opens to the terrace. A library with built-in cabinetry and two bedrooms complete the first-floor living space. The private, second-floor master suite has His and Hers baths and dressing rooms, built-in bookniches, and ample closet space.

DESIGN: EE521
BEDROOMS: 3
BATHROOMS: 5
FIRST FLOOR: 2855 Sq. Ft.
SECOND FLOOR: 955 Sq. Ft.
TOTAL: 3810 Sq. Ft.
PRICE: $200.00



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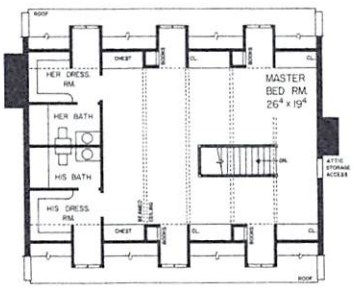

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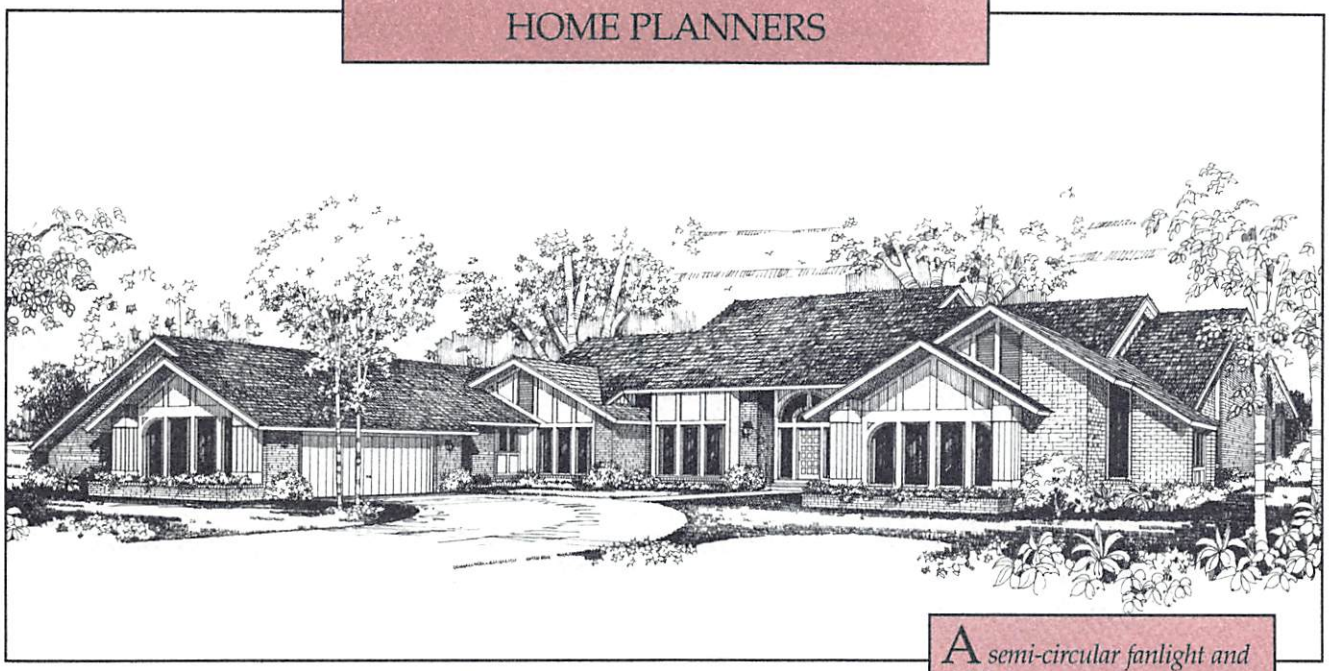

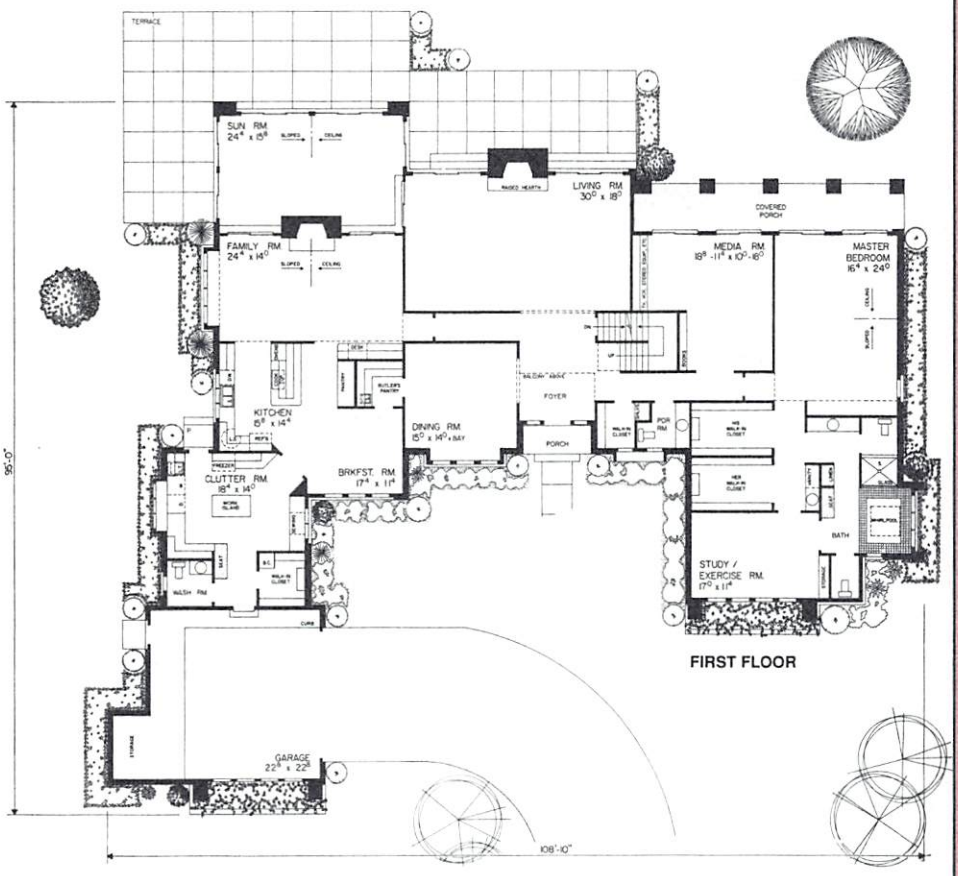

FIRST FLOOR

SECOND FLOOR

A semi-circular fanlight and sidelights grace the entrance of this striking contemporary. The lofty foyer, with balcony above, leads to an elegant, two-story living room with a fireplace. The kitchen and cheery breakfast room are conveniently located for access to the informal family room or to the formal dining room via the butler's pantry. The large adjoining clutter room with work island offers limitless possibilities for the seamstress, hobbyist, or indoor gardener. An executive-sized, first-floor master suite offers privacy and relaxation; the bath with whirlpool tub and dressing area with twin walk-in closets open to a study that could double as an exercise room. Two second-floor bedrooms with private baths and walk-in closets round out the livability in this gracious home.

DESIGN: EE523
BEDROOMS: 3
BATHROOMS: 5
FIRST FLOOR: 4518 Sq. Ft.
SECOND FLOOR: 882 Sq. Ft.
TOTAL: 5400 Sq. Ft.
PRICE: $300.00

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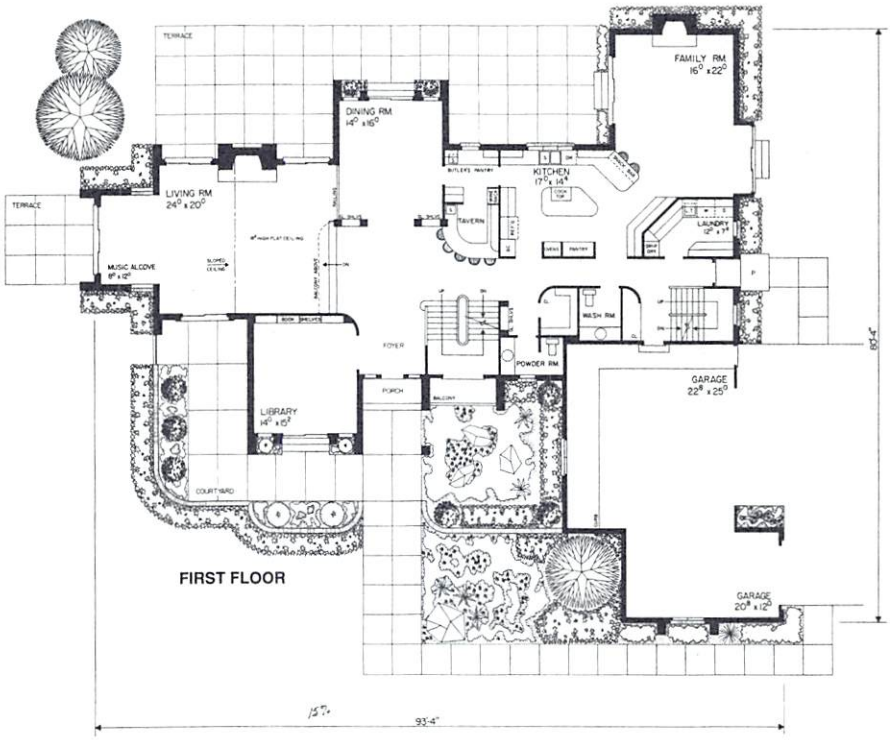
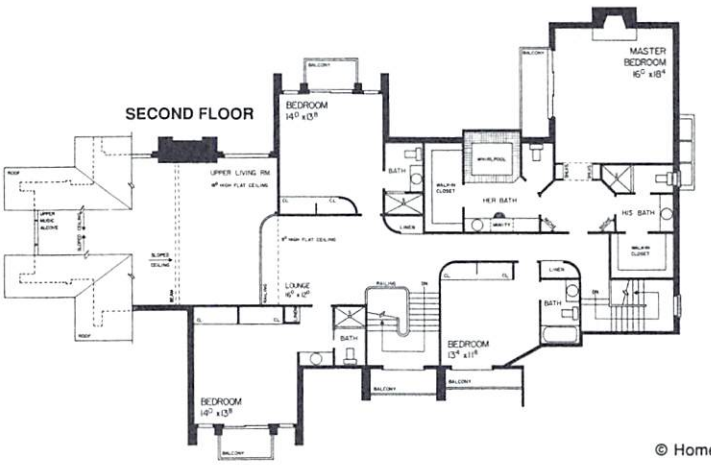
Semi-circular arches complement the strong linear roof lines and balconies of this exciting contemporary. The foyer opens to a step-down living room with a dramatic sloped ceiling, fireplace, and three sliding glass doors that access the front courtyard and terrace. A tavern with built-in wine rack and an adjacent butler's pantry are ideal for entertaining. The family room features a fireplace, sliding glass door, and a handy snack bar. The kitchen allows meal preparation, cooking, and storage within a step of the central work island. Three second-floor bedrooms, each with a private bath and balcony, are reached by either of two staircases. The master suite, with His and Hers baths and walk-in closets, whirlpool, and fireplace, adds the finishing touch to this memorable home.

DESIGN: EE519
BEDROOMS: 4
BATHROOMS: 7
FIRST FLOOR: 2870 Sq. Ft.
SECOND FLOOR: 2222 Sq. Ft.
TOTAL: 5092 Sq. Ft.
PRICE: $300.00



FIRST FLOOR



SECOND FLOOR

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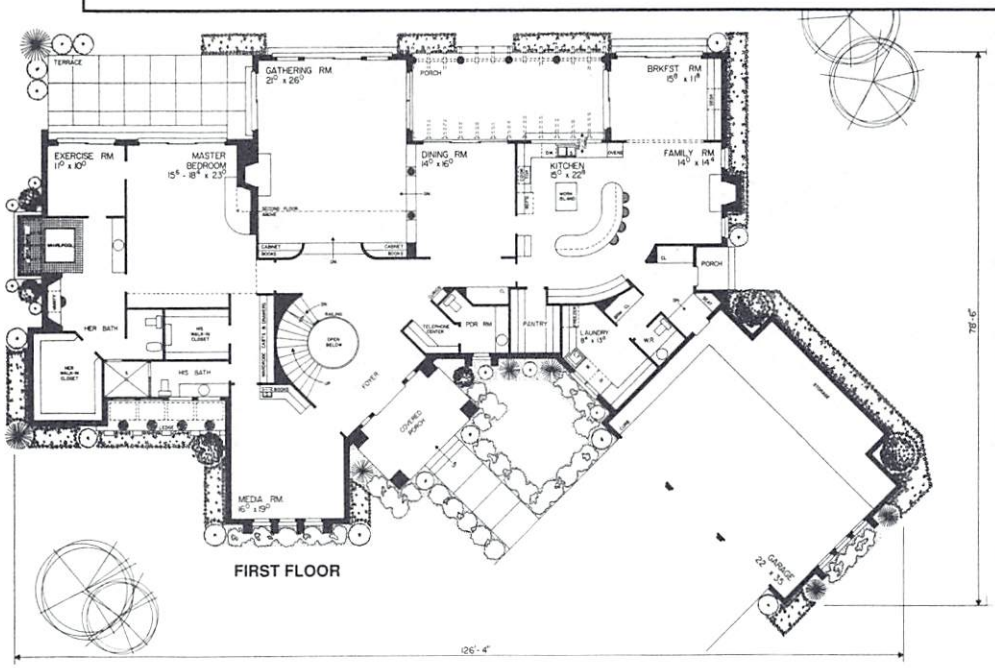
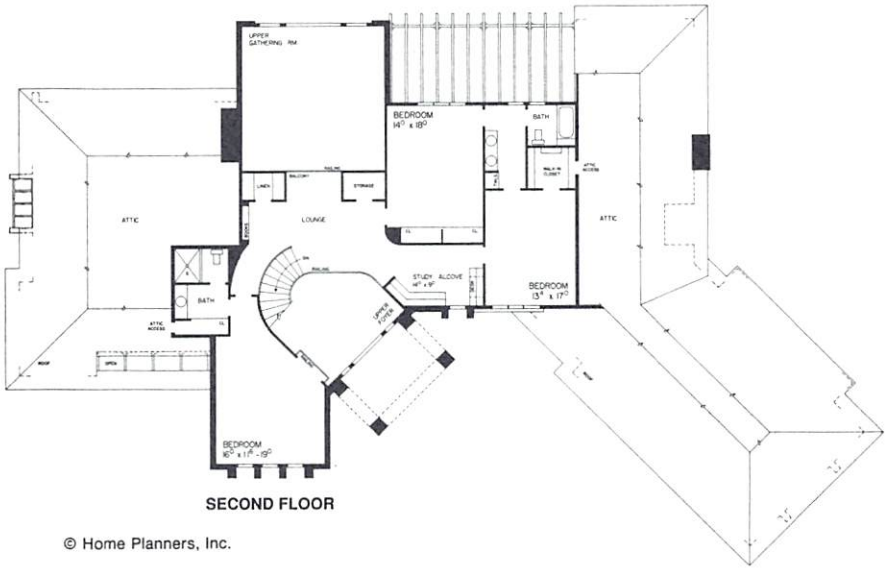


FIRST FLOOR



SECOND FLOOR

Tall windows and two-story arches emphasize the soaring height of this elegant, northwest contemporary. A curved staircase is the focal point of the foyer. The two-story gathering room features a fireplace and three sliding glass doors. A large walk-in pantry, work island, snack bar, and view of the family room fireplace make the kitchen functional and comfortable. The master suite is secluded in its own wing. The bedroom, with a curved-hearth fireplace and exercise room, opens to the terrace through sliding glass doors. His and Hers walk-in closets and baths (Hers with a whirlpool tub) are added luxuries. A media room with wet bar is accessible from the master bedroom and foyer. The second floor stairs open to a lounge which overlooks the gathering room. Three additional bedrooms and a quiet study alcove on the second floor round out the living area of this gracious and functional home.

DESIGN: EE517
BEDROOMS: 4
BATHROOMS: 6
FIRST FLOOR: 4222 Sq. Ft.
SECOND FLOOR: 1726 Sq. Ft.
TOTAL: 5948 Sq. Ft.
PRICE: $300.00

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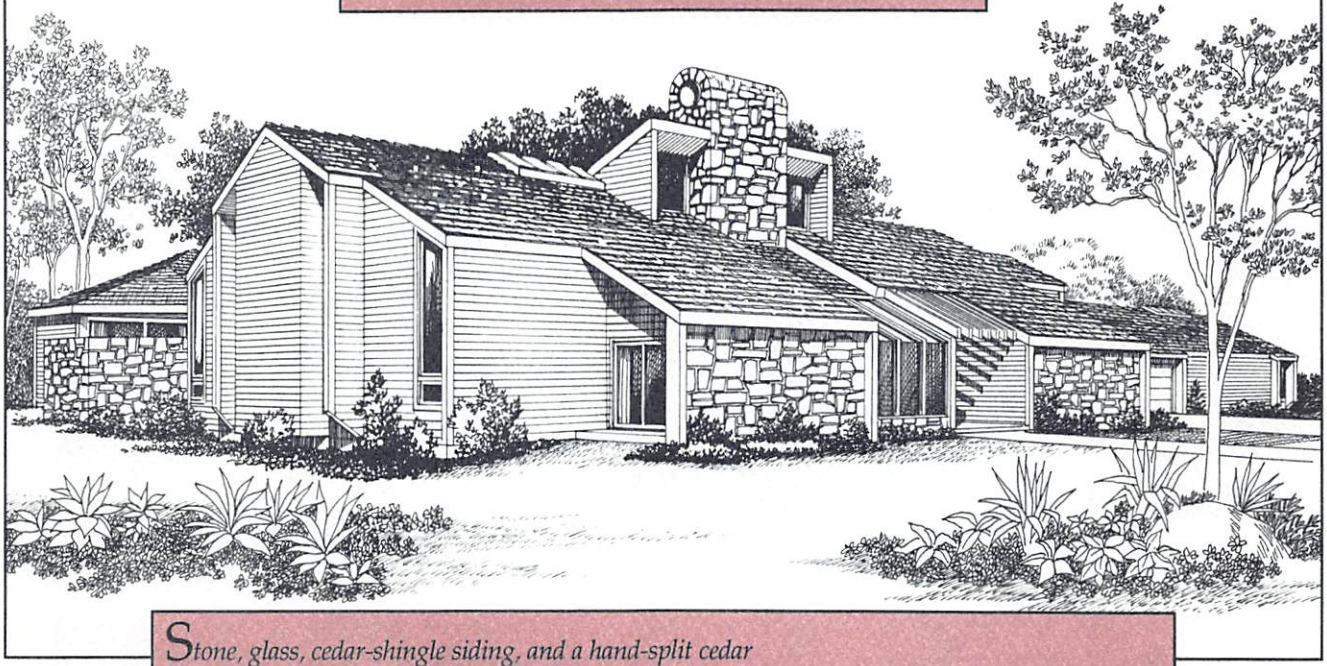
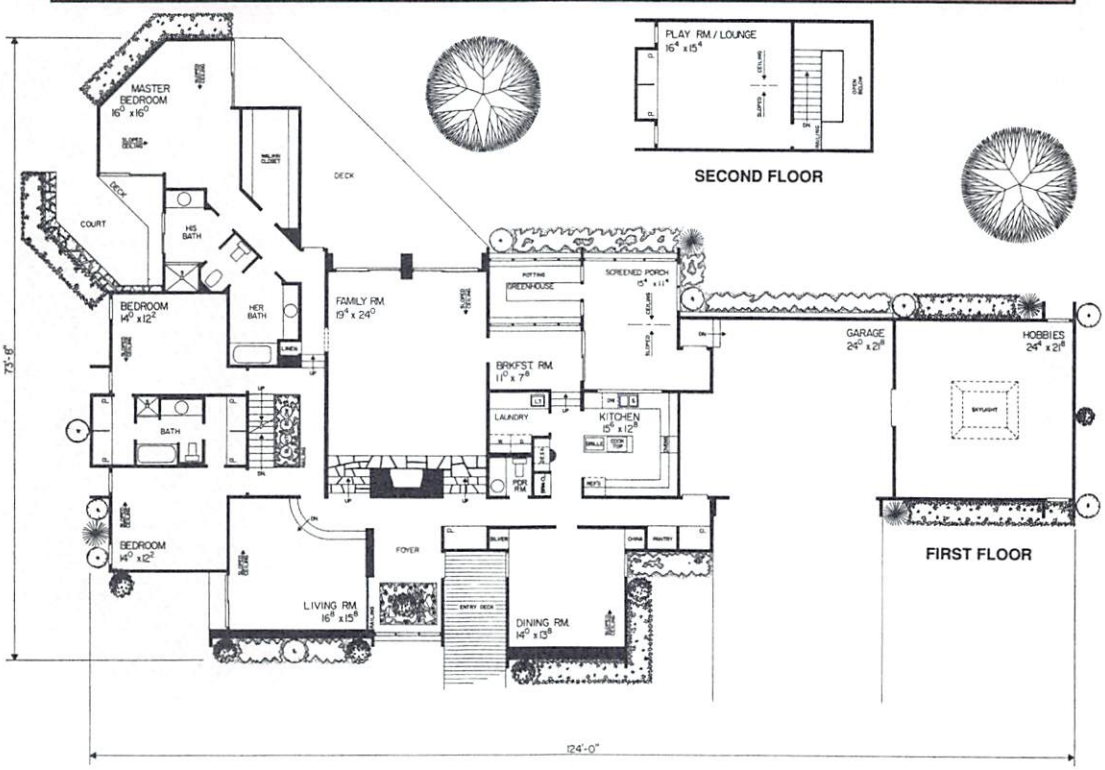


Stone, glass, cedar-shingle siding, and a hand-split cedar shake roof create an interesting mix of exterior textures on this striking contemporary home. Three steps up from the foyer is the over-sized family room with huge stone fireplace and sloped ceiling. Clerestory windows on each side of the chimney illuminate the room, while a pair of sliding glass doors open to the patio. A large island kitchen and step-up breakfast room are adjacent to a screened porch and greenhouse. The secluded master suite is tucked into a private corner of the house. The master bedroom has a dramatic three-way sloped ceiling, and the master bath features twin vanities, a shower, and a sunken tub. Two additional bedrooms with ample walk-in closets share a full bath. The extra skylit room off the garage can serve as a hobby or shop area.

DESIGN: EE513
BEDROOMS: 3
BATHROOMS: 4
FIRST FLOOR: 3444 Sq. Ft.
HOBBIES: 527 Sq. Ft.
SECOND FLOOR: 445 Sq. Ft.
TOTAL: 4416 Sq. Ft.
PRICE: $200.00



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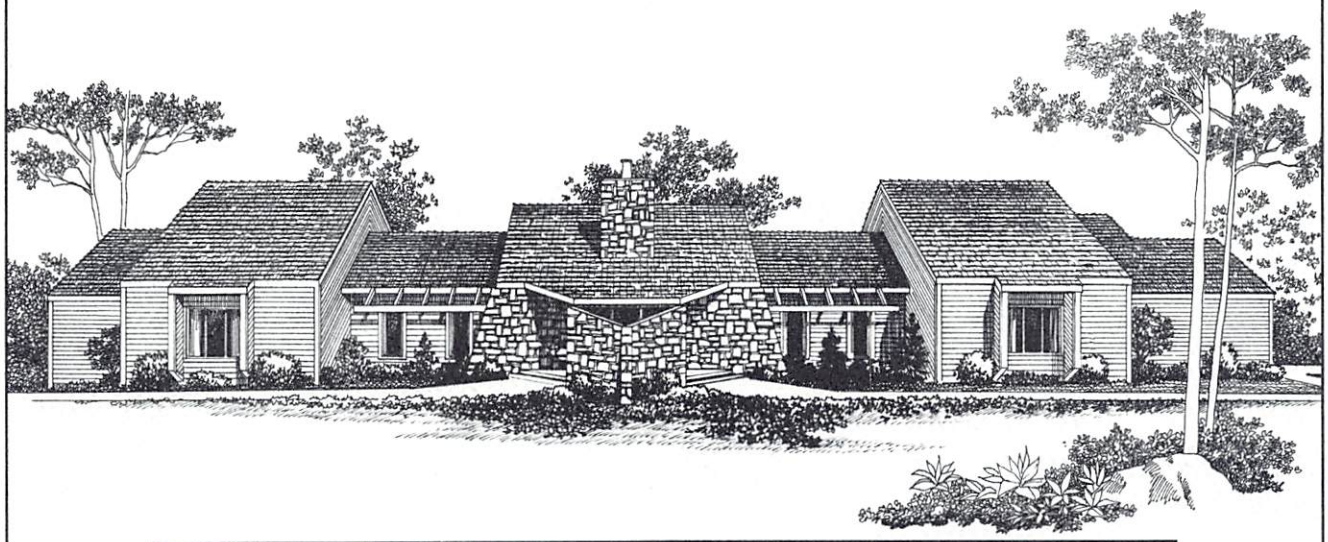
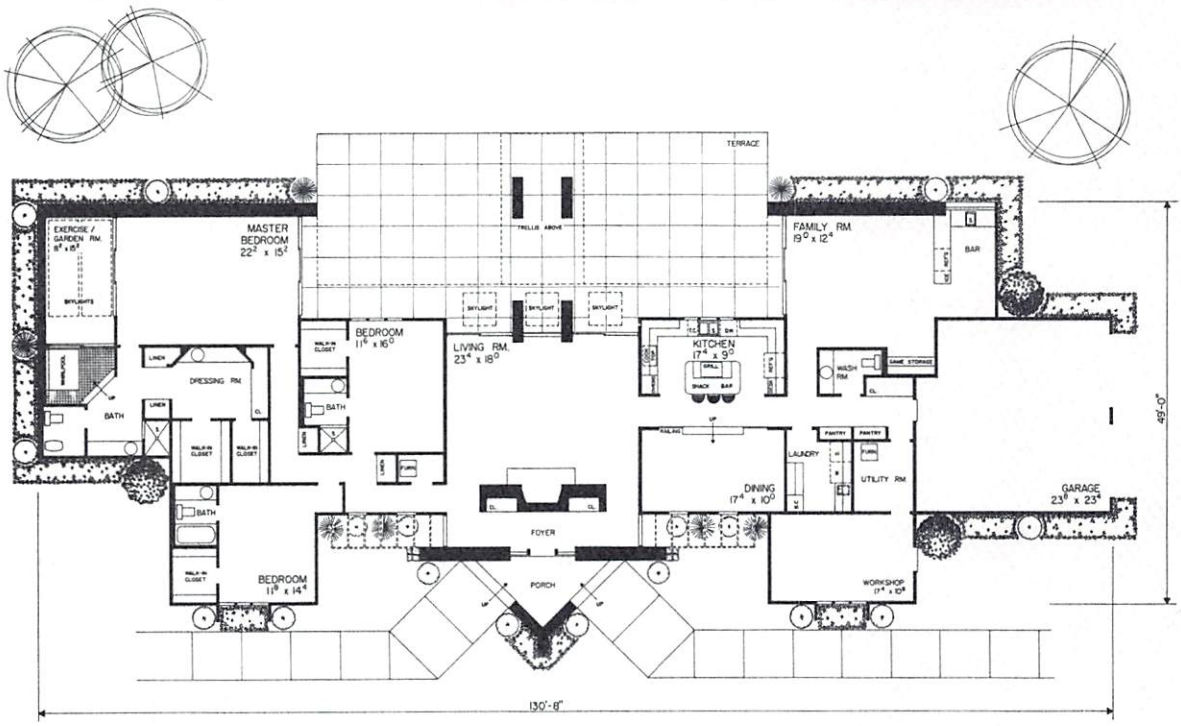


Stone, bevel siding, and a cedar-shake roof finish the exterior of this interesting low-profile contemporary. The unique, stone-walled foyer opens to a massive chimney. Three skylights over the rear porch and sliding glass doors allow light to enter the living room. The kitchen, with an island grill, is directly across from the step-up dining room. A wet bar is a handy amenity in the family room which opens to the terrace through another set of sliding glass doors. The master bedroom, exercise room, and a bath with shower and step-up whirlpool are tucked into a private corner at one end of the house. The master dressing room has a vanity and plenty of closet space. Two additional bedrooms with walk-in closets and full private baths complete this exceptional home.

DESIGN: EE508
BEDROOMS: 3
BATHROOMS: 4
TOTAL: 3766 Sq. Ft.
PRICE: $200.00



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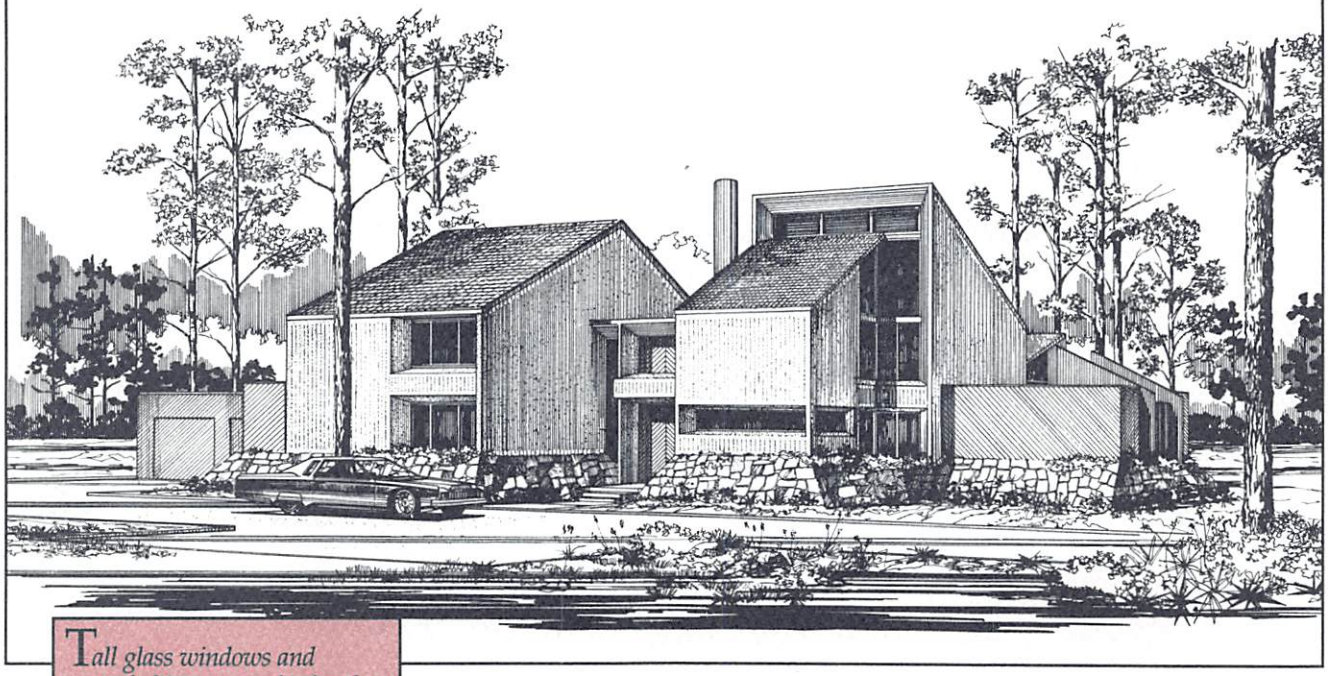
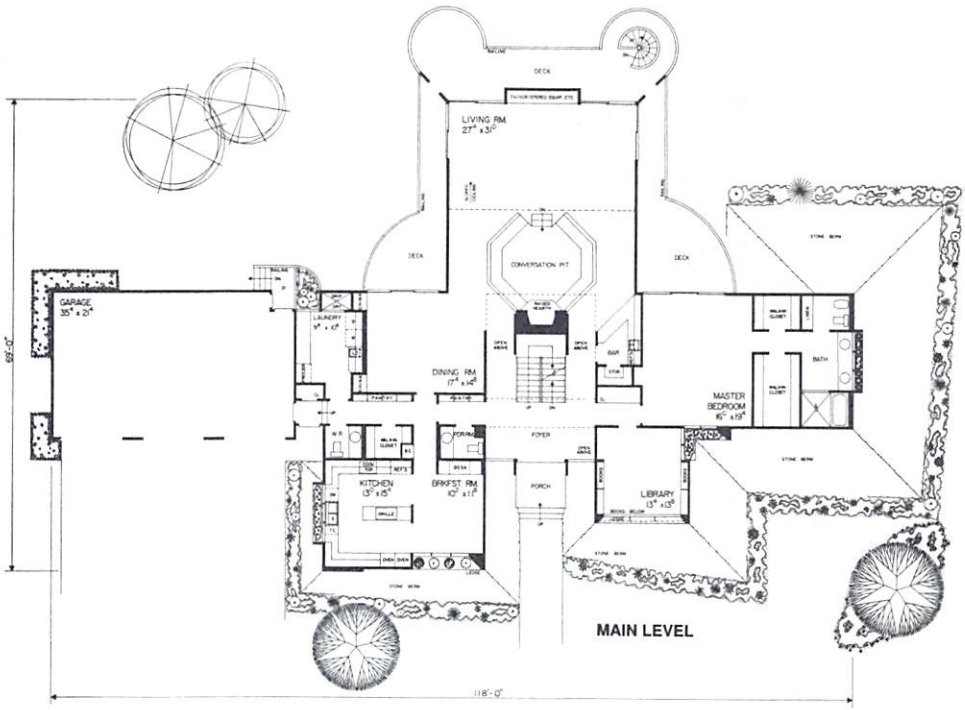
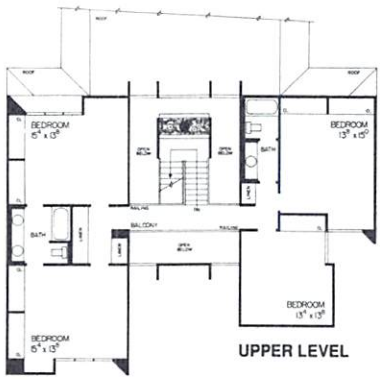


Tall glass windows and central chimney emphasize the height of this striking, multi-level contemporary. A spacious living room is located behind the central foyer stairs and opens to a curved deck perfect for viewing the vistas beyond. A raised-hearth fireplace in the sunken conversation pit is the focal point of the room. A U-shaped kitchen and adjoining breakfast room are located across the hall from the formal dining room. The spacious master bedroom opens to a private deck, and the bath has twin vanities and adjoining tub and shower. Four bedrooms and two full baths are located on the second floor. The lower level features a separate storage room and a large recreation room ideally suited for TV or billiards. Access from the terrace to two separate baths makes this an ideal dressing/shower area for a lower-level swimming pool.

DESIGN: EE504
BEDROOMS: 5
BATHROOMS: 6
MAIN LEVEL: 3064 Sq. Ft.
UPPER LEVEL: 1450 Sq. Ft.
LOWER LEVEL: 1115 Sq. Ft.
TOTAL: 5629 Sq. Ft.
PRICE: $300.00





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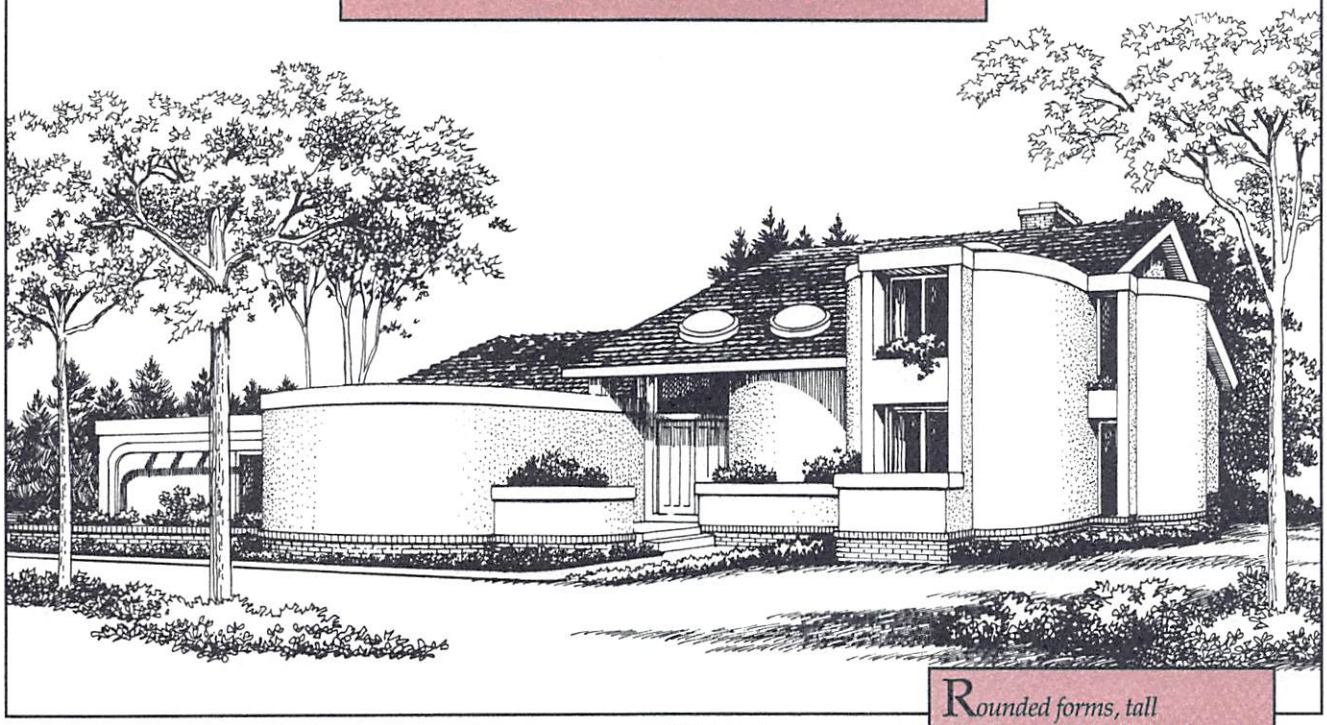
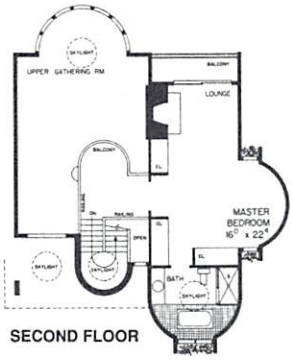
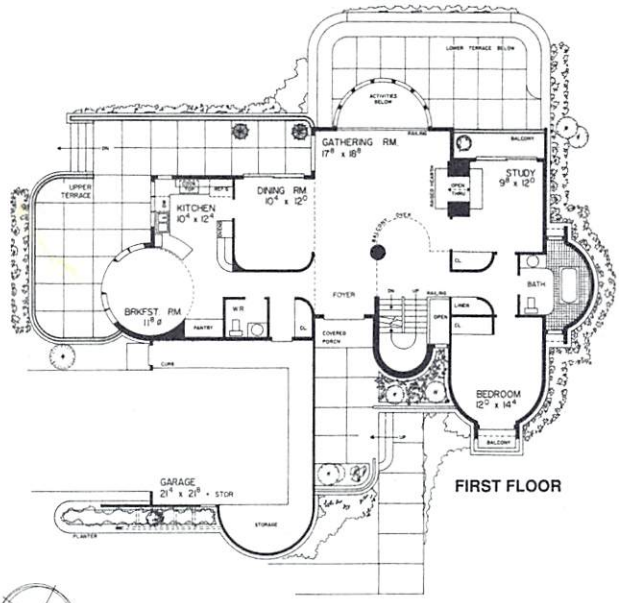
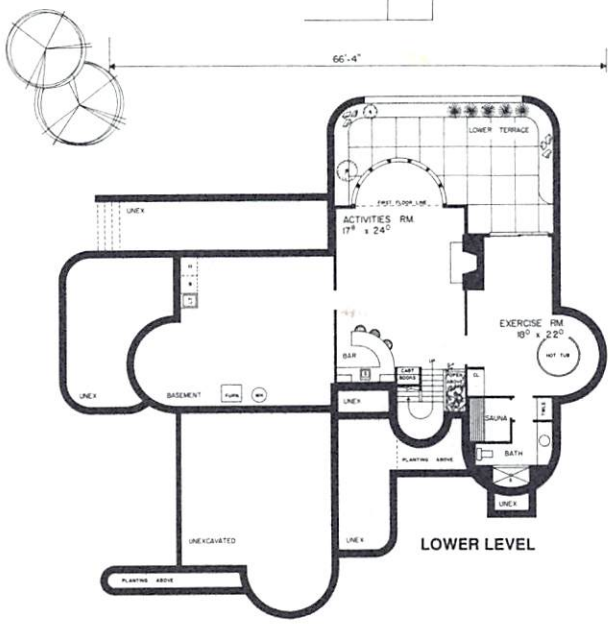




SECOND FLOOR



FIRST FLOOR



LOWER LEVEL

Rounded forms, tall windows, and built-in planters add flair to the stucco exterior of this ultra contemporary home. The foyer opens to an impressive two-story gathering room with an elegant, semi-circular windowed alcove. A thru-fireplace connects the gathering room with the study, which has a private balcony. The efficient kitchen, unique circular breakfast room, and formal dining room overlook the upper terrace. The master suite is secluded on the second floor and includes a lounge with fireplace and skylit bath. The lower level of this home is an ideal entertainment center. The activities room has a second semi-circular windowed alcove, fireplace, and wet bar. A sauna and full bath are adjacent to the exercise room and hot tub. The lower-level basement offers storage as well as laundry facilities.

DESIGN: EE515
BEDROOMS: 2
BATHROOMS: 4
FIRST FLOOR: 1570 Sq. Ft.
SECOND FLOOR: 598 Sq. Ft.
LOWER LEVEL: 1080 Sq. Ft.
TOTAL: 3248 Sq. Ft.
PRICE: $200.00

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Each set of blueprints is an interrelated collection of plans, measurements, drawings and diagrams showing precisely how your house comes together. Here's what the package includes:

- **FRONTAL SHEET.** An artist's landscaped sketch of the exterior along with inkline floor plans.
- **FOUNDATION PLAN.** A complete basement and foundation plan 1/4" scale, plus a sample plot plan for locating your house on a building site.
- **DETAILED FLOOR PLANS.** Drawn to 1/4-inch scale, each floor plan includes cross-section detail keys and layouts of electrical outlets and switches.
- **HOUSE CROSS-SECTIONS.** Large-scale views showing key sections of the foundation, interior and exterior walls, floors, and roof details.
- **INTERIOR ELEVATIONS.** Large-scale interior details showing the design of kitchen cabinets, bathrooms, laundry areas, fireplaces, and built-ins.
- **EXTERIOR ELEVATIONS.** Drawings in 1/4" scale showing the front, rear, and sides of your house.
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Schedule D:		Schedule E:	
EE502	EE516	EE501	EE512
EE508	EE518	EE503	EE514
EE509	EE520	EE504	EE517
EE510	EE521	EE505	EE519
EE513	EE522	EE506	EE523
EE515		EE507	EE524
		EE511	

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For more information on these plans, call or write:
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EXCITING LIVING ENVIRONMENTS

"In designing a new home, our interest is not only in a functional floor plan, but the creation of an exciting living environment that suits an individual's or family's particular lifestyle," states Victor A. Mirontschuk, AIA, founder and president of EDI Architecture/Planning.

Since its inception in Houston in 1976, EDI has grown to serve clients coast to coast from regional offices in San Francisco, California and Newtown, Pennsylvania, as well as its headquarters in Texas.

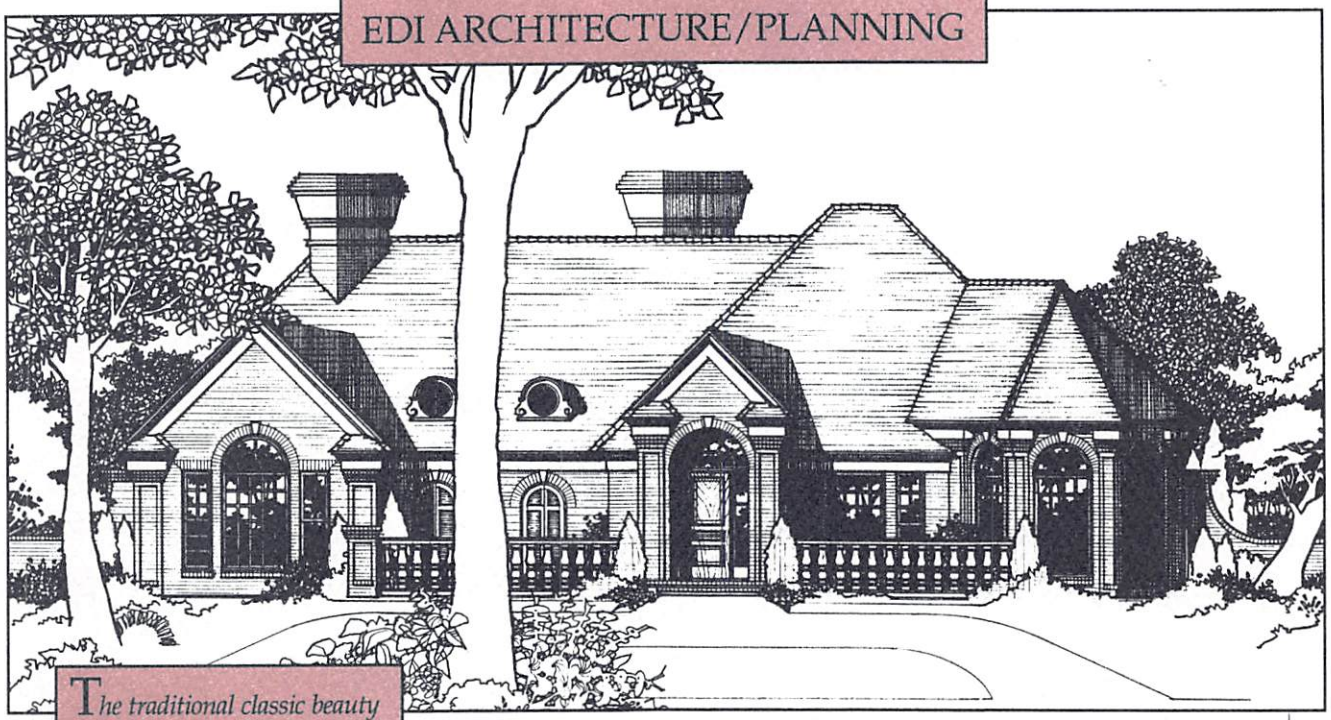
Boasting a professional staff of eight licensed architects or designers with an average experience base of nearly 20 years each, EDI offers an uncommon level of service and expertise in land planning and residential architecture. Collectively and individually, the group has had a hand in a large number of innovative, highly marketable, award-winning projects around the country.

"Our national exposure keeps us aware of economic and social forces effecting current and future housing needs and trends," explains Victor Mirontschuk. "Our planned villages and designs answer today's need for the security and well-being espoused by traditional social values; namely family orientation, neighborhood interaction and a vital community support system. We believe that the home extends far beyond the front door."

Designs originated by EDI regularly appear in the pages of Professional Builder *magazine and its custom and luxury home plan specials. Among its numerous awards, EDI has won the 1985 Home of the Year award from the Pacific Coast Builders Conference.*

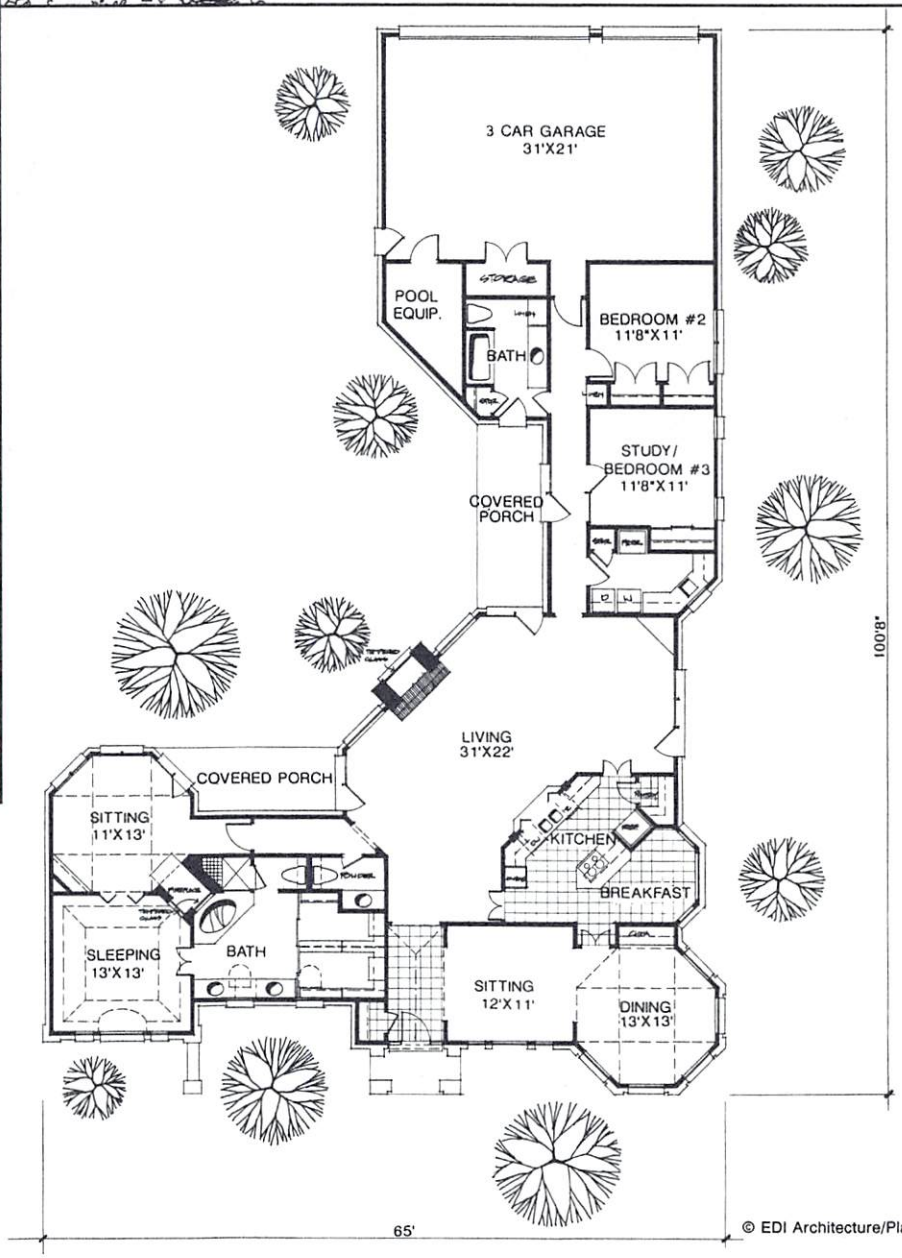
Notes Mirontschuk: "Whether commissioned by builders or private owners, EDI's homes display a disciplined use of classical elements. Meticulously detailed, our houses are clearly designed, not ornamented. The result is an obvious and timeless character, a distinction that is at once seen, and most assuredly, felt."

EDI ARCHITECTURE/PLANNING



The traditional classic beauty of this home integrates soft arched windows, sidelights at the entry, turned garden posts and brick detailing. Upon entry, the expansive living room with fireplace dominates the home's interior. The uniquely shaped dining room with built-in cabinet and adjacent sitting room/library offers a comfortable, welcoming atmosphere for entertaining. The corridor-style kitchen features a convenient walk-in pantry. The private master suite with distinctive see-through glass fireplace, bay window, sleeping room, accented sitting area, and luxurious bath provides the crowning touch of class.

DESIGN: EB211
BEDROOMS: 3
BATHROOMS: 3
TOTAL: 2468 Sq. Ft.
PRICE: $300.00



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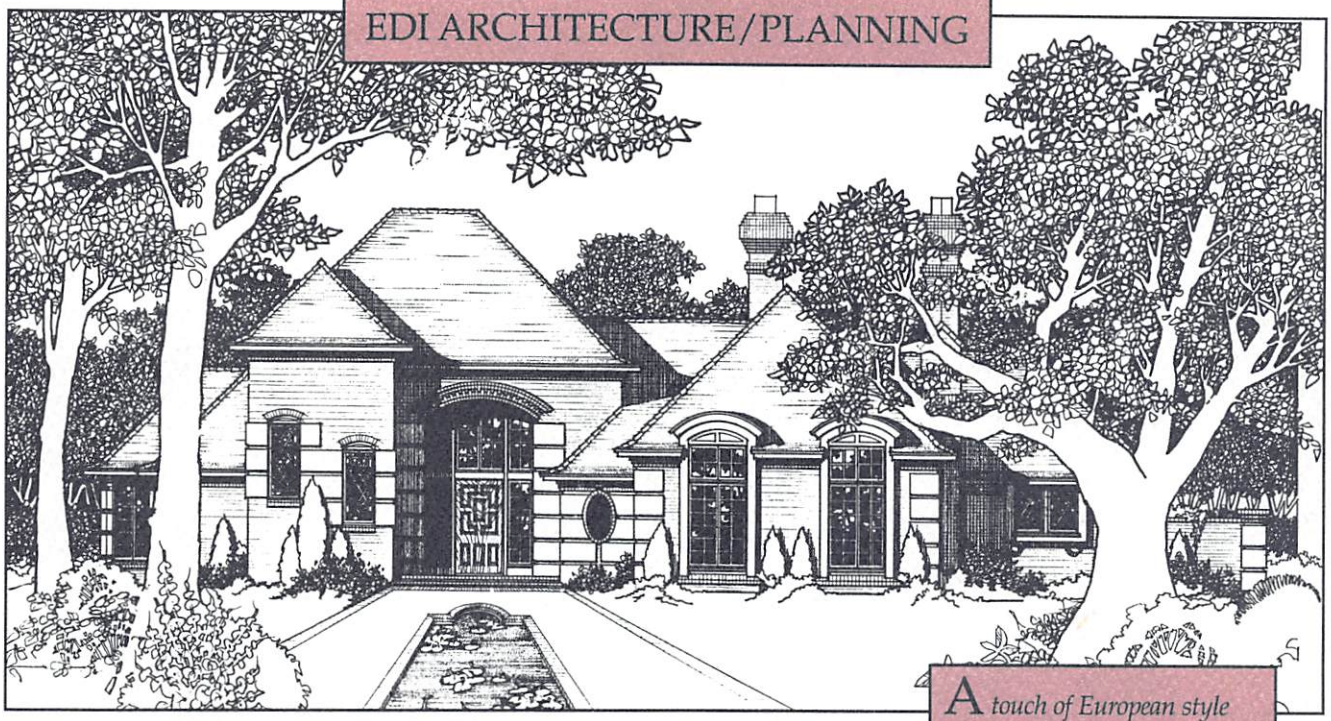

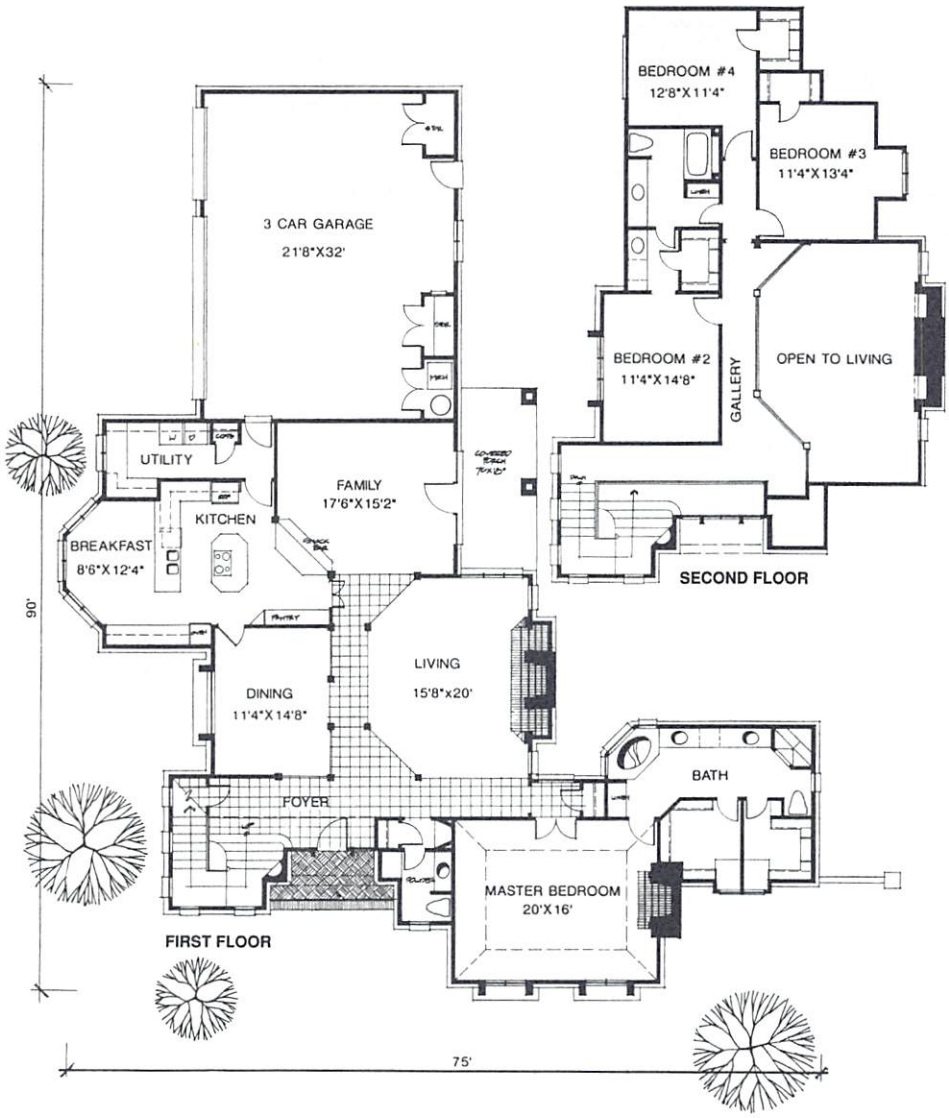

A touch of European style comes with this carefully designed home highlighted by distinctive detailed window treatments and an impressive two-story entry. Extensive use of tile at the entry carefully guides the eye throughout the home. The private master suite with fireplace and expansive bath speaks luxury and comfort. Consideration to "His" and "Hers" individual needs is given in the thoughtful design of the master bath with large separate closets and vanity areas, a corner shower, and sensuous jacuzzi. Touches such as an island kitchen, bay-windowed sunlit breakfast room, and second-floor gallery opening to the living room below complete the design extras in this home.

DESIGN: EB210
BEDROOMS: 4
BATHROOMS: 3
FIRST FLOOR: 2432 Sq. Ft.
SECOND FLOOR: 961 Sq. Ft.
TOTAL: 3393 Sq. Ft.
PRICE: $300.00

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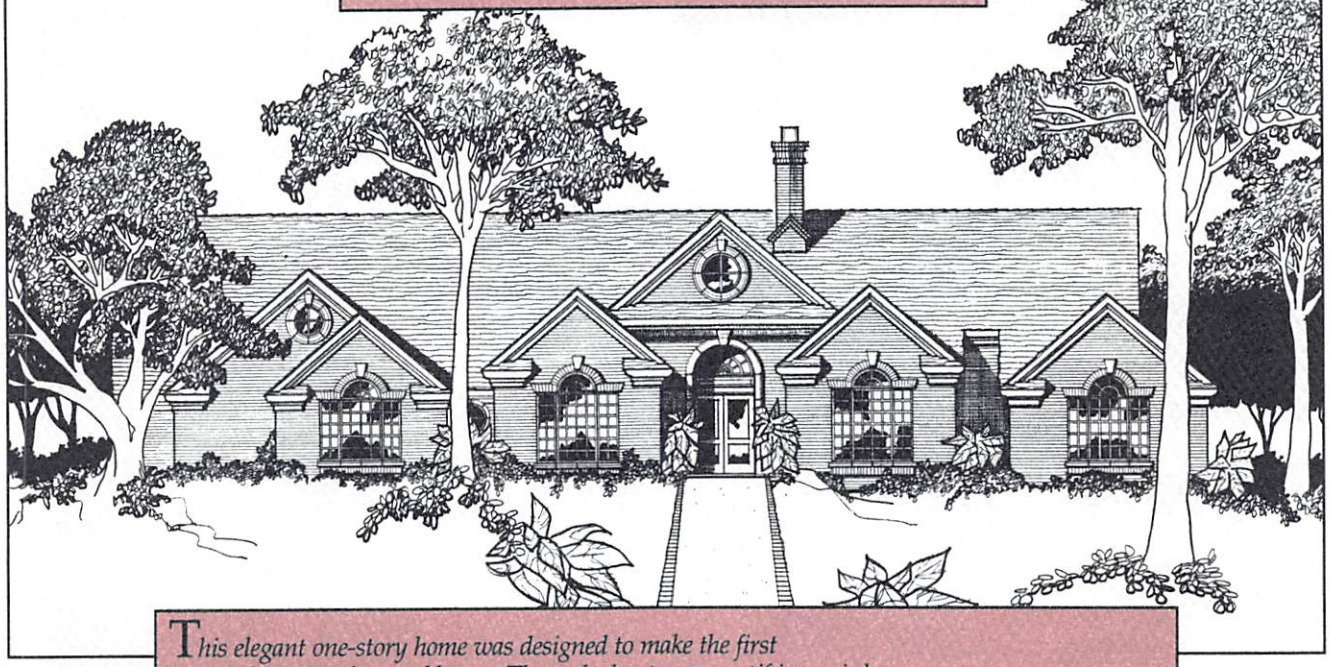
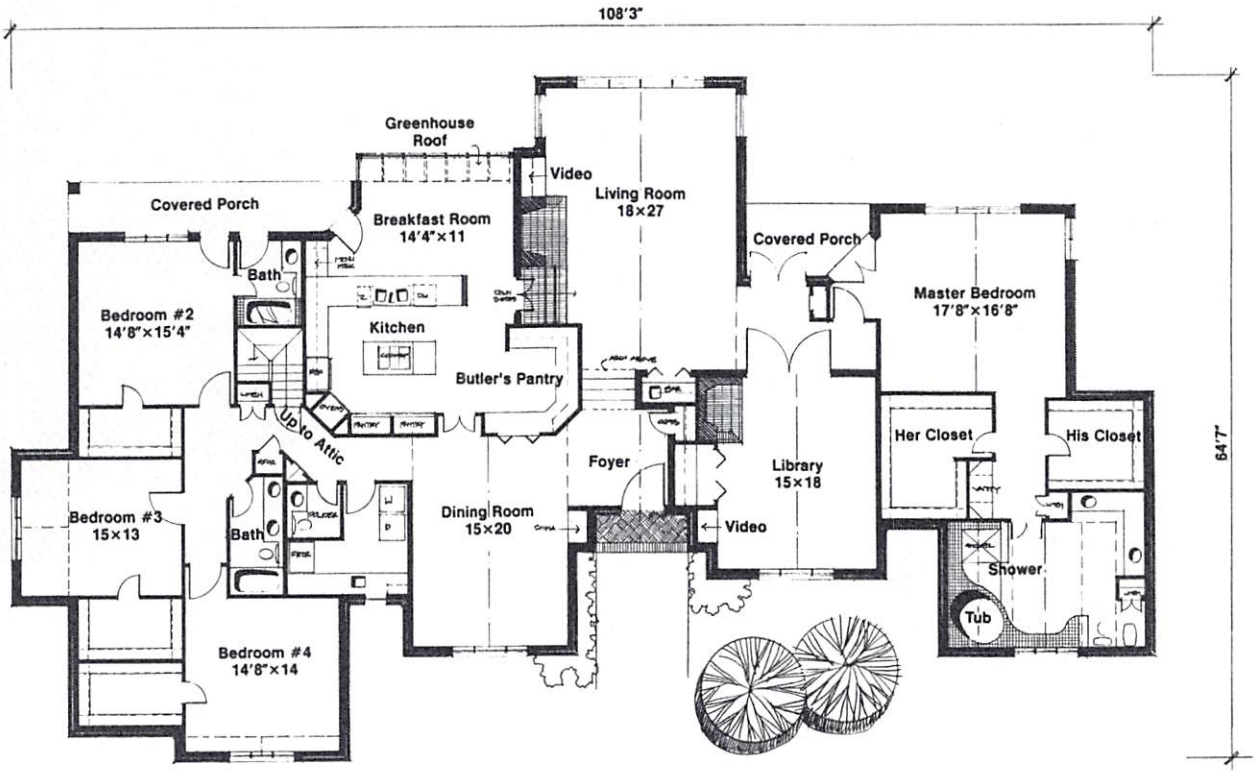


This elegant one-story home was designed to make the first impression an unforgettable one. The arched entrance motif is carried through to the sunken living room which also includes a built-in bar, video center, and fireplace. The kitchen offers an island cooktop and a butler's pantry opening to the formal dining room; a greenhouse roof lights the breakfast room. The personal master suite is adjacent to an intimate library and opens to a covered porch. The expansive bath has built-in closets, a dressing area, and space for exercise equipment. Three additional bedrooms, each with a walk-in closet and one with a private bath, are located on the opposite side of the home.

DESIGN: EB203
BEDROOMS: 4
BATHROOMS: 4
TOTAL: 4395 Sq. Ft.
PRICE: $400.00



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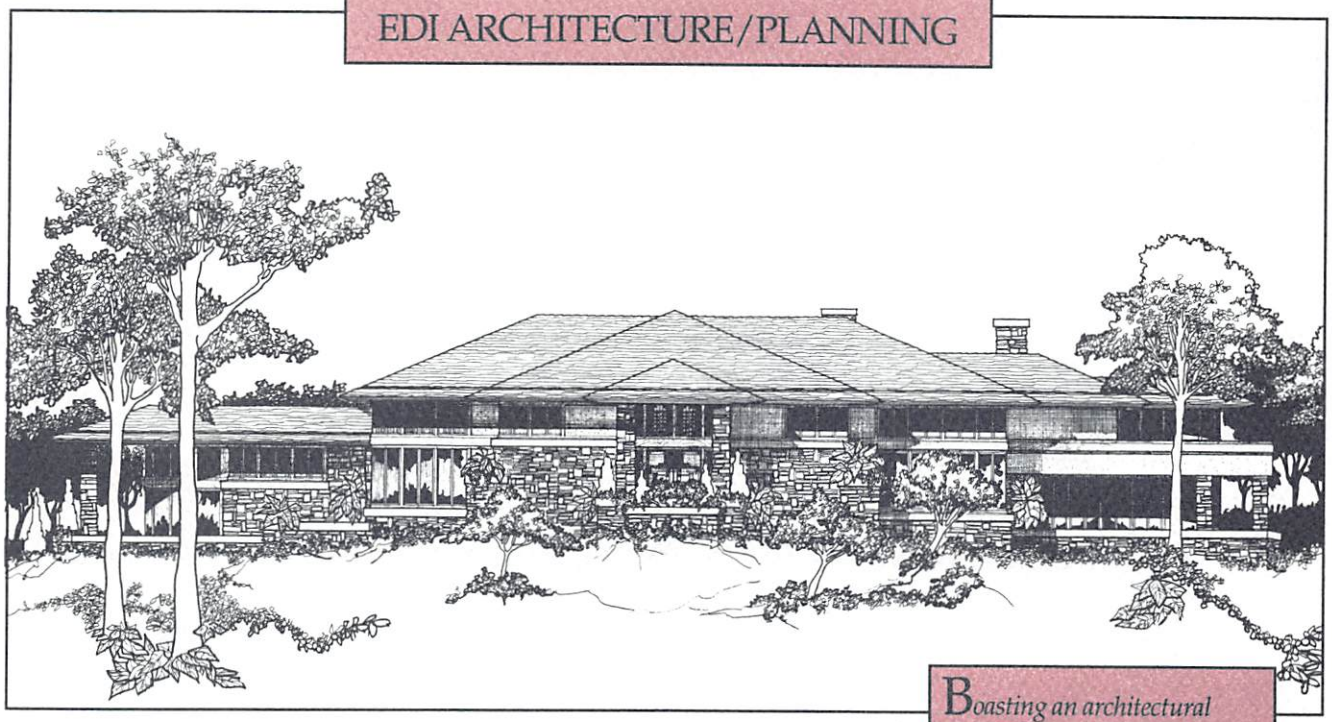
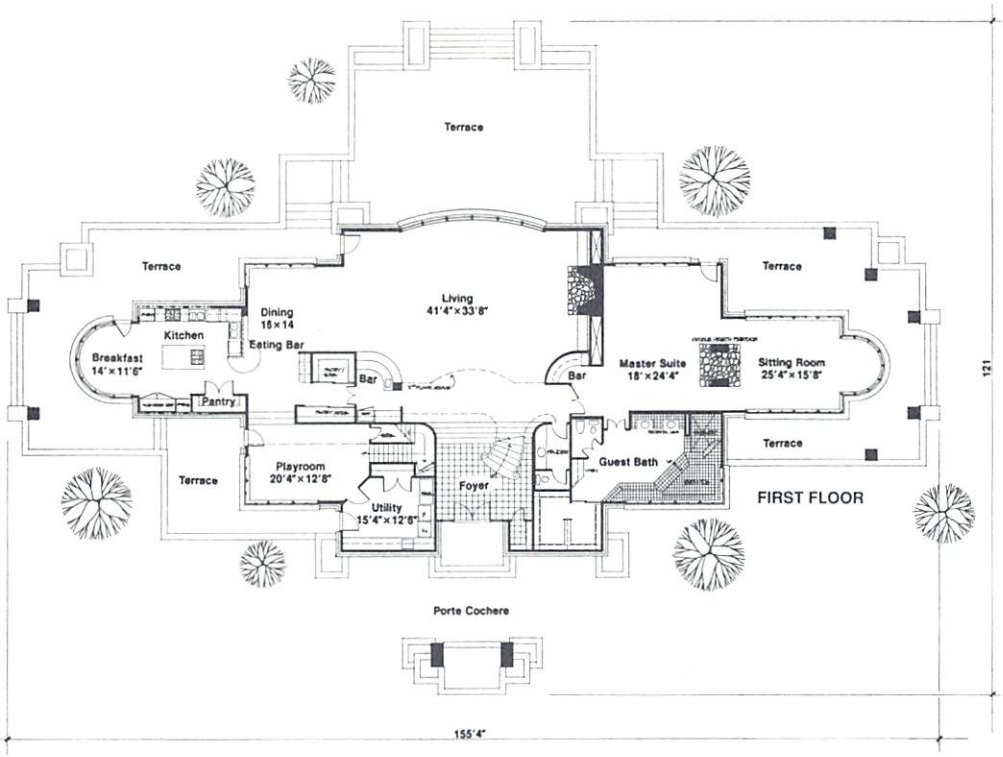
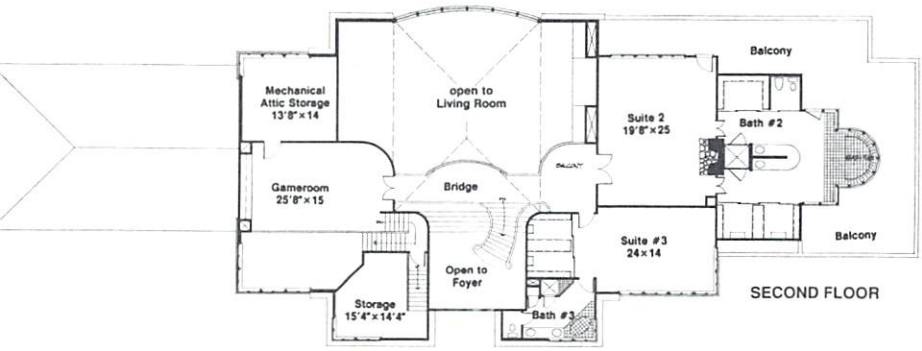




Boasting an architectural style influenced greatly by Frank Lloyd Wright, the interior of this spacious home is as interesting as the exterior. From the porte cochere entry to the raised, two-story living room, elegance is the key. Each first-floor room ofers a splendid outdoor view, as well as access to an exterior terrace. The kitchen opens to the dining room and a glass-enclosed breakfast room. The master suite features a double-hearth fireplace shared by the bedroom and sitting room, which is surrounded by glass. A circular staircase leads to a second-floor game room and two bedroom suites with private baths.

DESIGN: EB218
BEDROOMS: 3
BATHROOMS: 4
FIRST FLOOR: 4897 Sq. Ft.
SECOND FLOOR: 2565 Sq. Ft.
TOTAL: 7462 Sq. Ft
PRICE: $400.00



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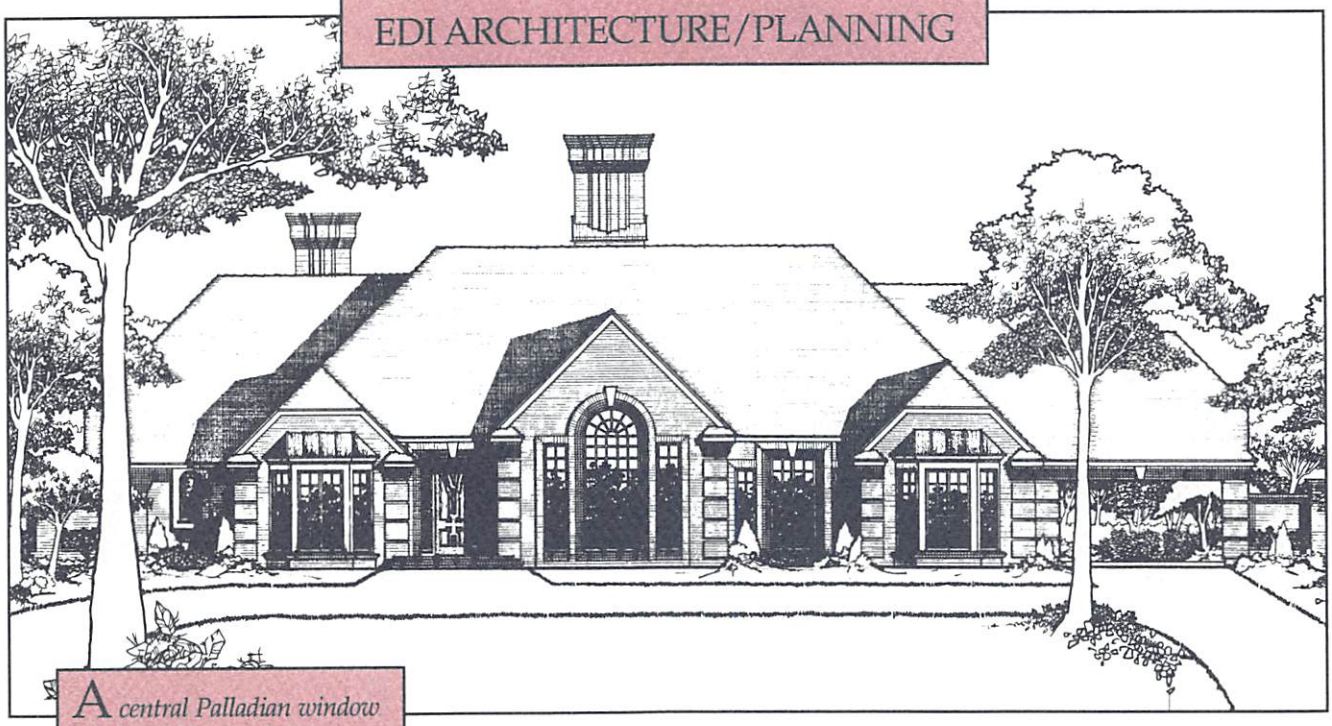
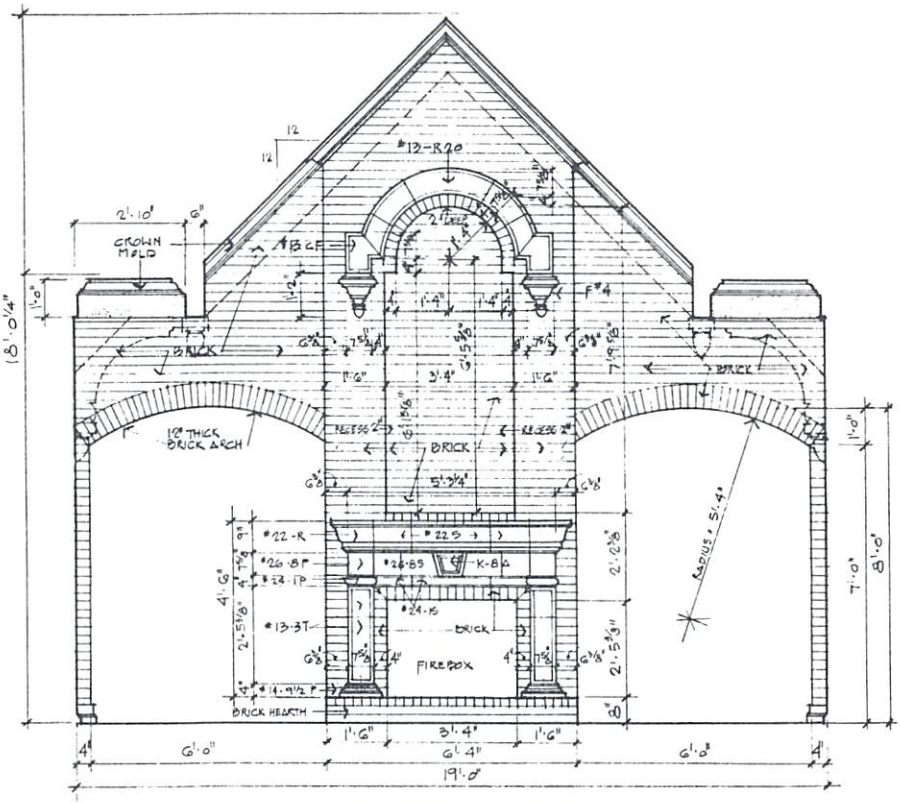


A central Palladian window is balanced by two bays, creating a symmetrical facade on this superior home. The interior plan is designed for visual elegance and practical living with the first floor zoned for privacy and activity. The living room fireplace is a visual highlight; the brick wall extends upward to the cathedral ceiling and is enhanced by exquisite detailing and two brick archways. The kitchen, which has an island cooktop, is designed for access to the breakfast and dining rooms. The master suite is a luxurious retreat; amenities include a sitting area with fireplace, skylit jacuzzi bath, and sauna.

DESIGN: EB204
BEDROOMS: 4
BATHROOMS: 6
FIRST FLOOR: 3704 Sq. Ft.
SECOND FLOOR: 734 Sq. Ft.
TOTAL: 4441 Sq. Ft.
PRICE: $400.00



LIVING ROOM FIREPLACE DETAIL

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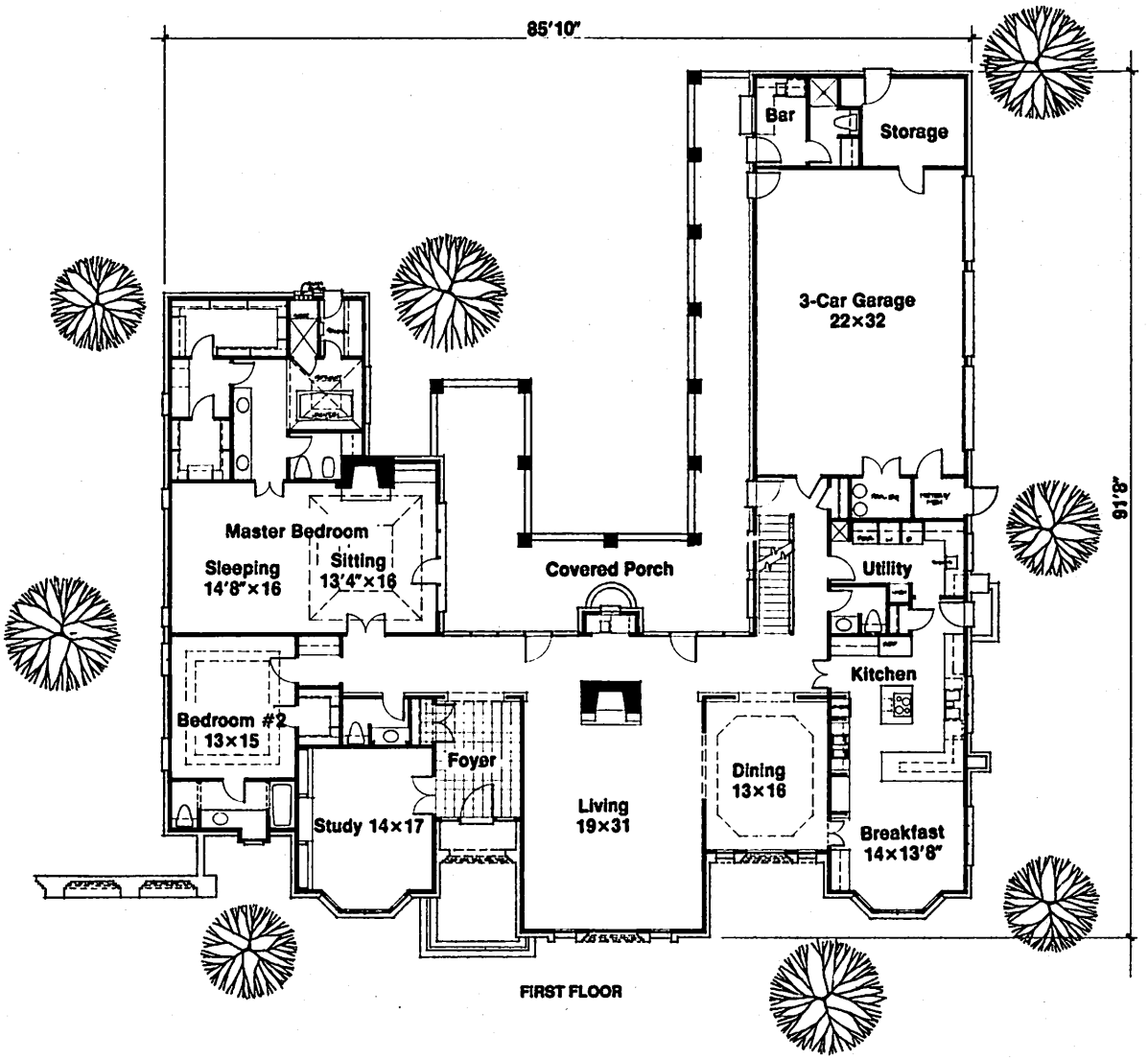
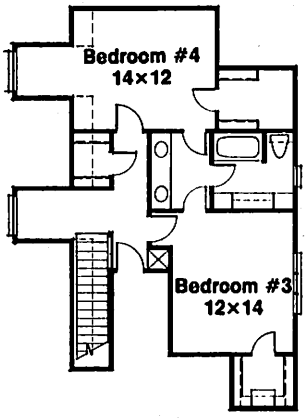


FIRST FLOOR



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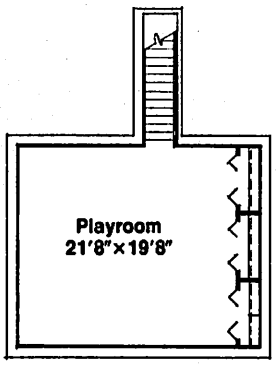

BASEMENT

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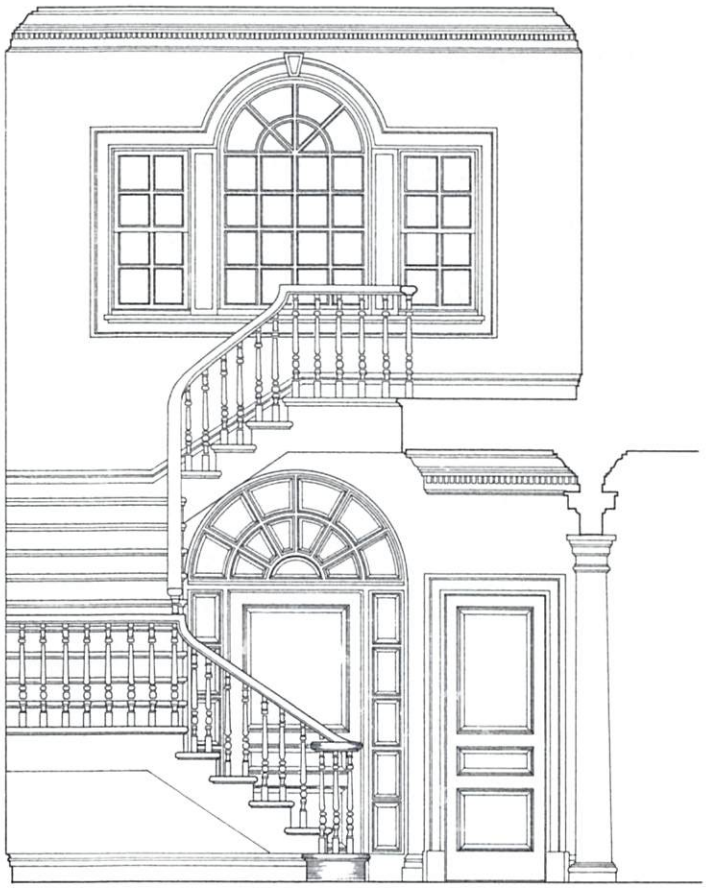
This two-story French classic is marked by a symmetrical facade with corner quoins, decorative cornice work, and a second-story pediment. The dramatic two-story foyer and staircase set the stage for a luxurious interior. The spacious, high-ceilinged living room is bathed in light from the glass doors which open to the colonnade and private garden. The kitchen shares a thru-fireplace with the family room, which has an adjacent wet bar and is ideal for entertaining. The master retreat offers a fireplace, raised floor, built-in bookcases, and sumptuous bath with an oval-shaped whirlpool tub.

DESIGN: EB217
BEDROOMS: 4
BATHROOMS: 4
FIRST FLOOR: 3152 Sq. Ft.
SECOND FLOOR: 1016 Sq. Ft.
TOTAL: 4168 Sq. Ft.
PRICE: $400.00



STAIR DETAIL

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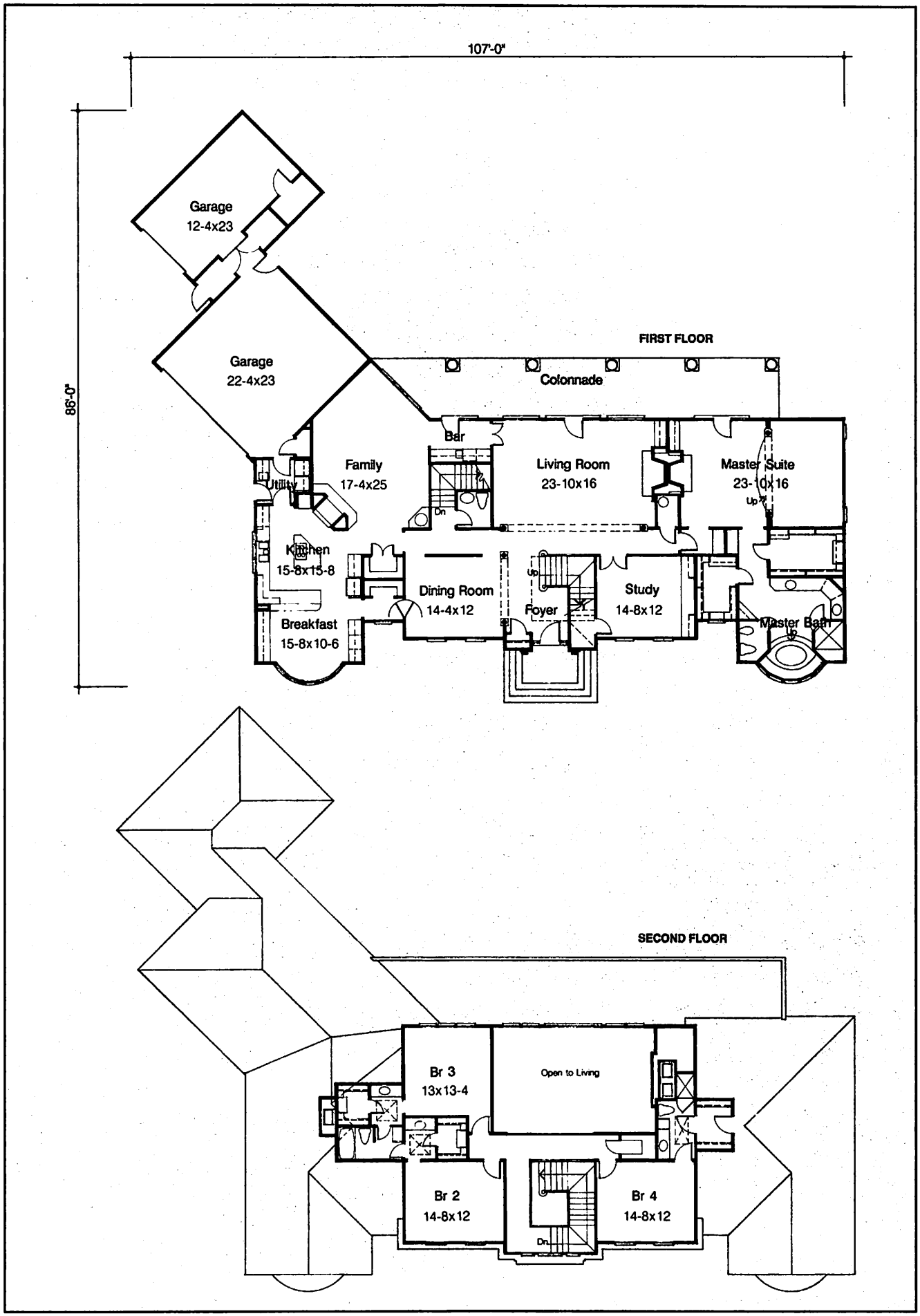

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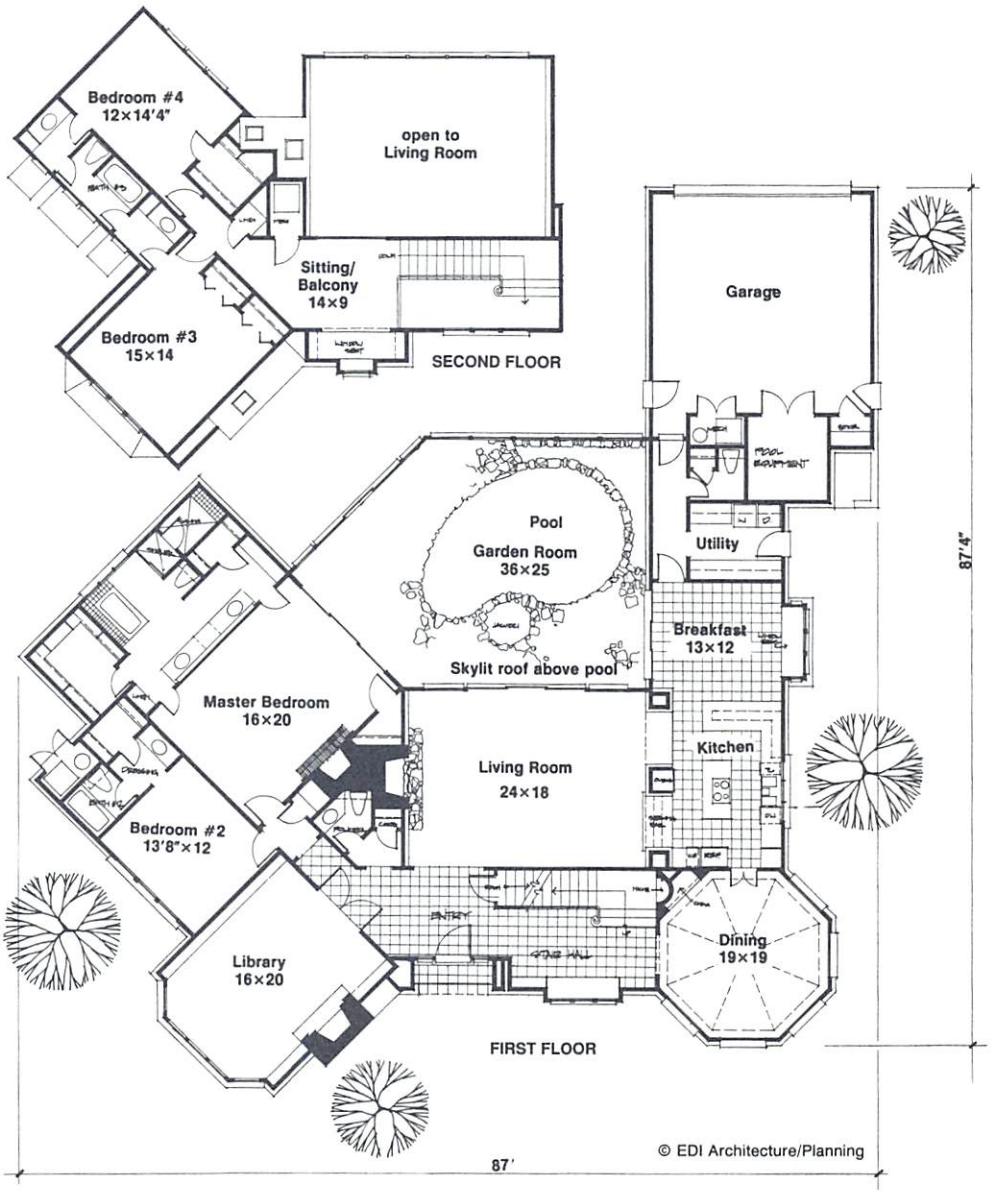
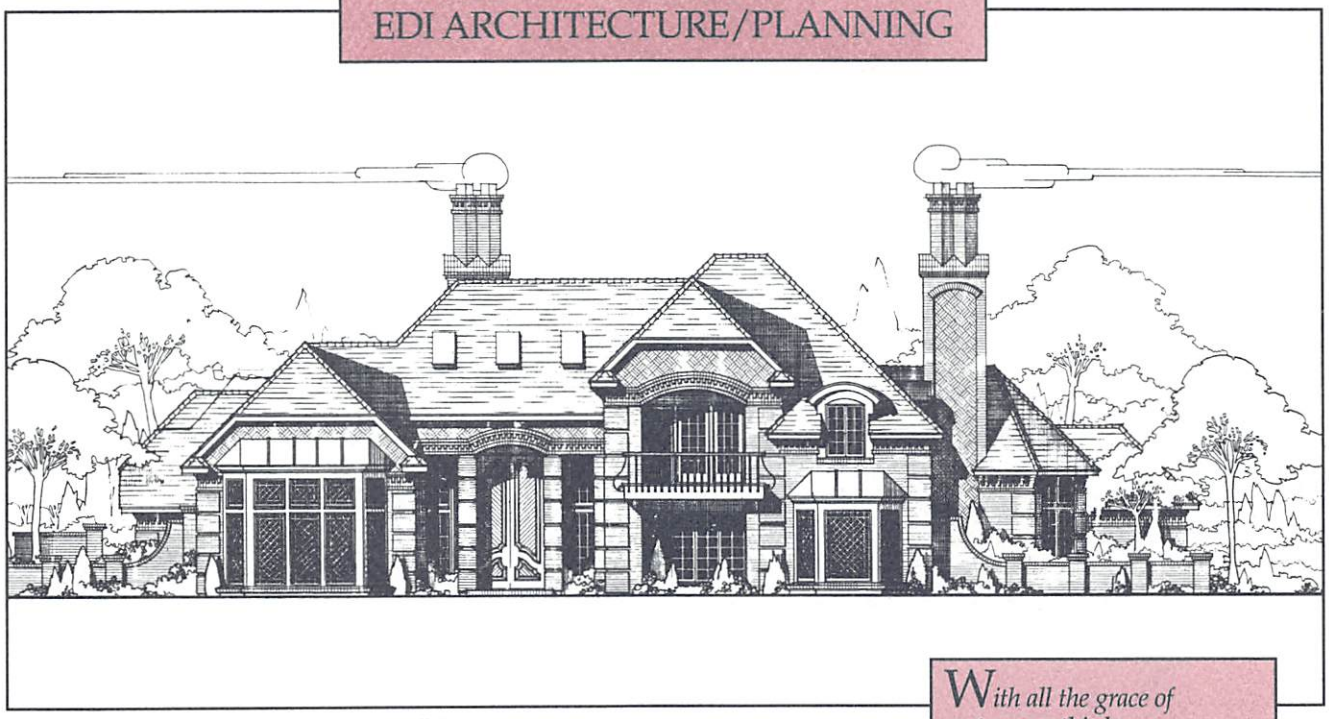
EDI ARCHITECTURE/PLANNING

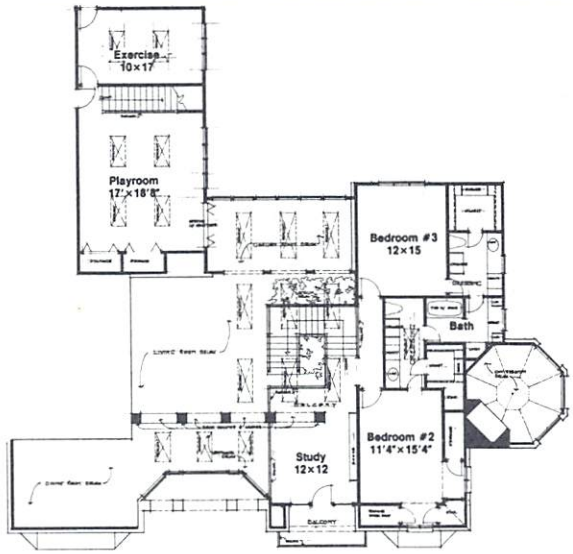
The appeal of a traditional Tudor exterior is matched only by the interior excitement of this home. Offering an unparalleled indoor/outdoor relationship, the breakfast area, living room, and master suite open onto an enclosed garden room with pool and spa, illuminated by a skylit roof. The high-ceilinged octagonal dining room is ideal for formal entertaining, and the library, with a double-door entry, built-in bookshelves and fireplace, is perfect for a quiet, reflective evening. The luxurious master suite welcomes its owners with an additional fireplace; the spacious bath includes a sauna adjacent to the double shower. Three additional bedrooms, one on the first floor with private bath, and two on the second floor, complete the living space.

DESIGN: EB205
BEDROOMS: 4
BATHROOMS: 5
FIRST FLOOR: 4205 Sq. Ft.
SECOND FLOOR: 955 Sq. Ft.
TOTAL: 5160 Sq. Ft.
PRICE: $400.00

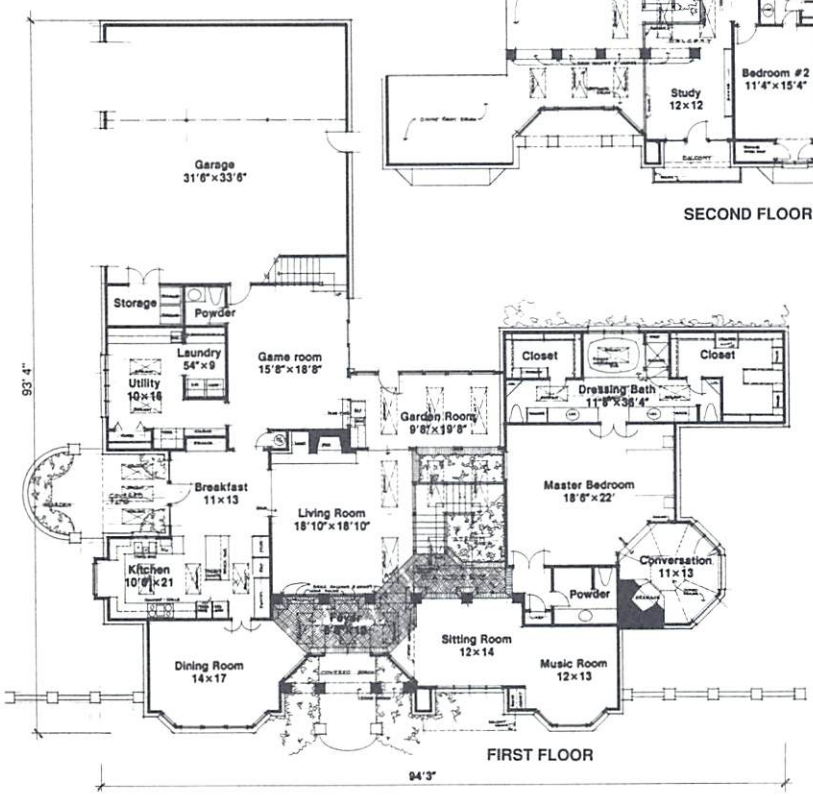


EDI ARCHITECTURE/PLANNING





SECOND FLOOR



FIRST FLOOR

With all the grace of yesteryear, this home emphasizes romance and elegance. The exterior is highlighted by curved brick wing walls, a balcony, and a formal entry with double carved doors. The foyer boasts a herringbone-patterned brick floor. The living room (with brick fireplace wall), sitting room, music room, game room, and skylit garden room are ideal areas for entertaining or relaxing. The first-floor master suite includes a unique octagonal-shaped conversation pit with fireplace. Upstairs, two secondary bedrooms have private dressing areas, and the study opens to a balcony. A rear staircase leads to a skylit playroom and exercise room.

DESIGN: EB212
BEDROOMS: 3
BATHROOMS: 4
FIRST FLOOR: 4529 Sq. Ft.
SECOND FLOOR: 1059 Sq. Ft.
TOTAL: 5588 Sq. Ft.
PRICE: $400.00

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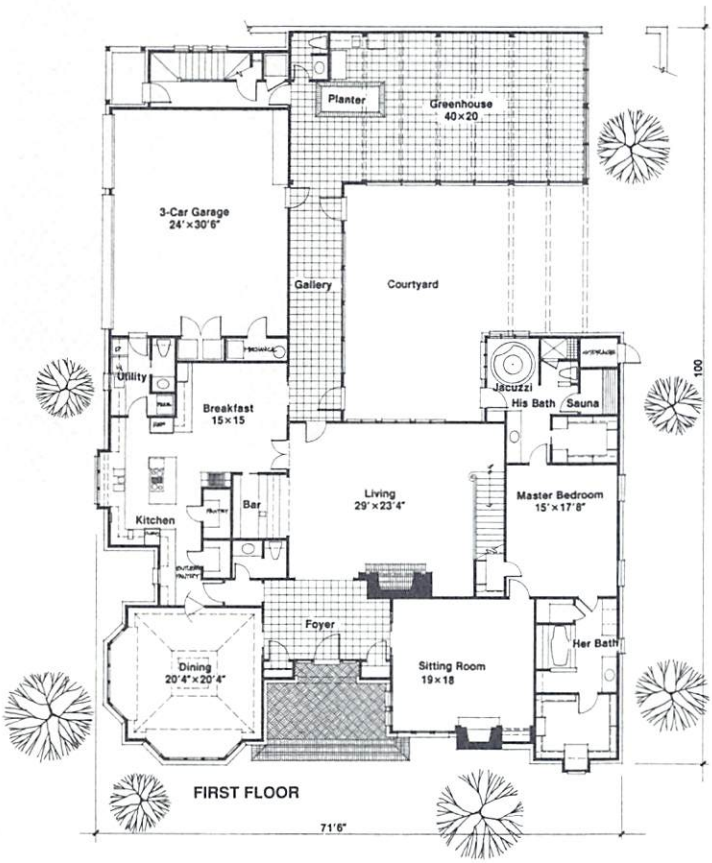
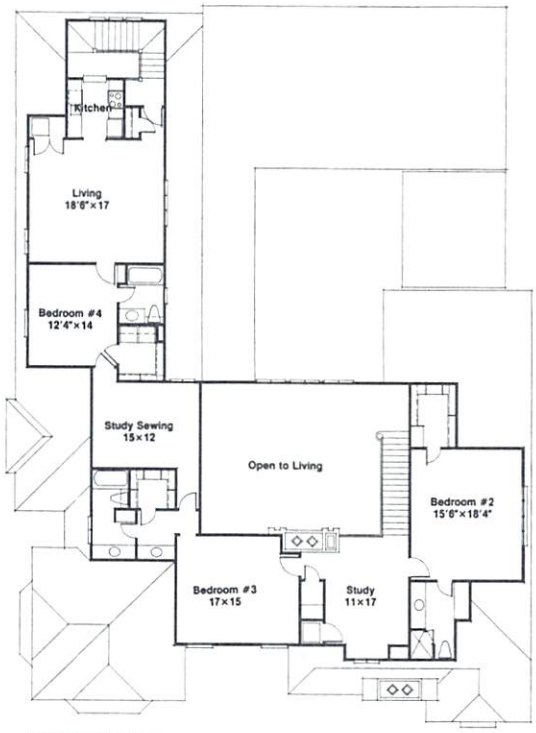
For those with a green thumb or an appreciation of aesthetics, this Tudor home provides both a courtyard and an enclosed greenhouse with built-in planters. The living room offers an extravagant brick-hearth fireplace complemented by oak-paneled walls and a built-in bookcase; the opposite wall provides natural illumination and a view of the courtyard. The kitchen features an island range and two walk-in pantries. The first-floor master suite includes a sitting room and His and Hers baths complete with jacuzzi and sauna. The front staircase leads to two bedrooms and two studies — the rear stairs to a separate suite complete with living room, kitchen, bedroom, and bath.

DESIGN: EB208
BEDROOMS: 4
BATHROOMS: 8
FIRST FLOOR: 4395 Sq. Ft.
SECOND FLOOR: 2081 Sq. Ft.
TOTAL: 6476 Sq. Ft.
PRICE: $400.00



FIRST FLOOR



SECOND FLOOR

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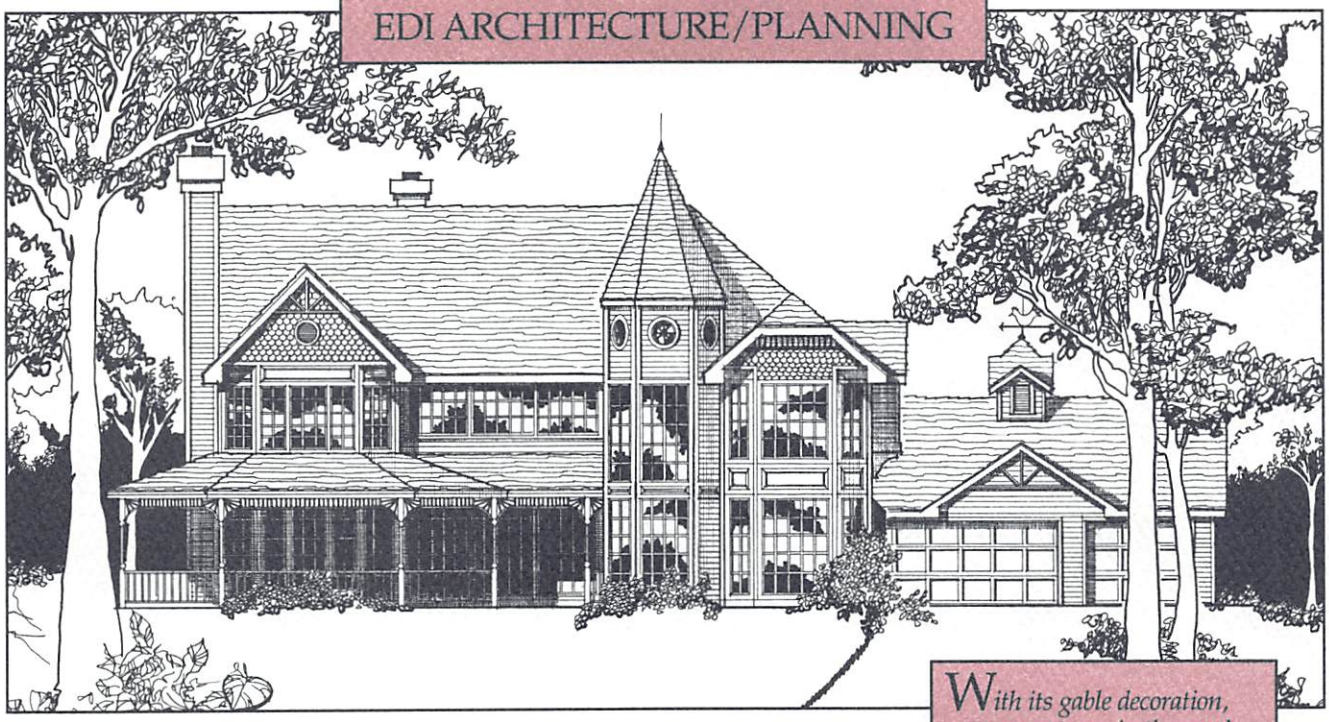
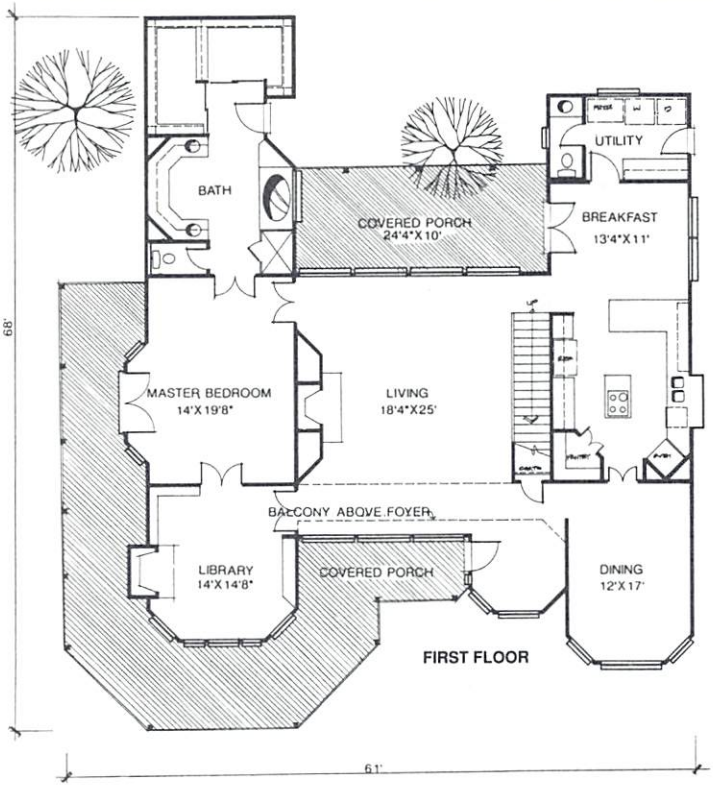
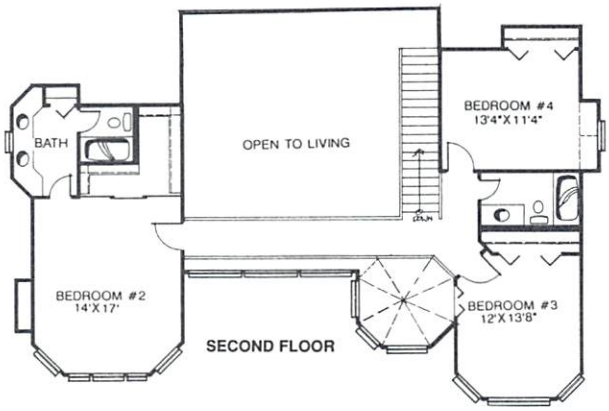




With its gable decoration, cut-out patterns in the porch frieze, and turned porch posts, this Victorian beauty brings back memories of the gentle, romantic days of the past. Free, balanced, and open, this home catches the spirit of the times. The central two-story living room offers a fireplace as the focal point; a second fireplace is located in the library. A first-floor master suite offers privacy and luxury; the bath includes His and Hers walk-in closets and a separate shower and tub. The second floor opens to a balcony which overlooks the living room and foyer and leads to three bedrooms — one with a private bath and walk-in closet.

DESIGN: EB215
BEDROOMS: 4
BATHROOMS: 4
FIRST FLOOR: 2307 Sq. Ft.
SECOND FLOOR: 983 Sq. Ft.
TOTAL: 3290 Sq. Ft.
PRICE: $400.00



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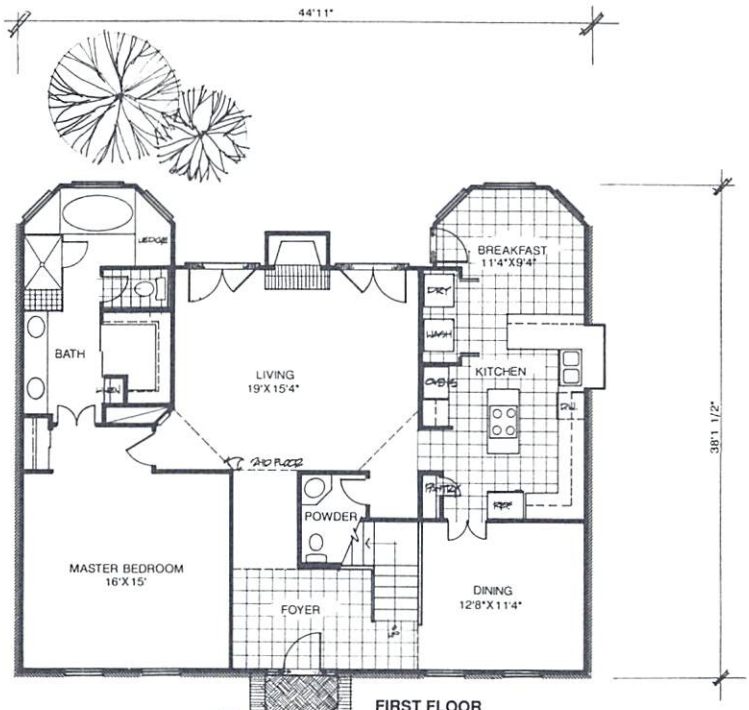
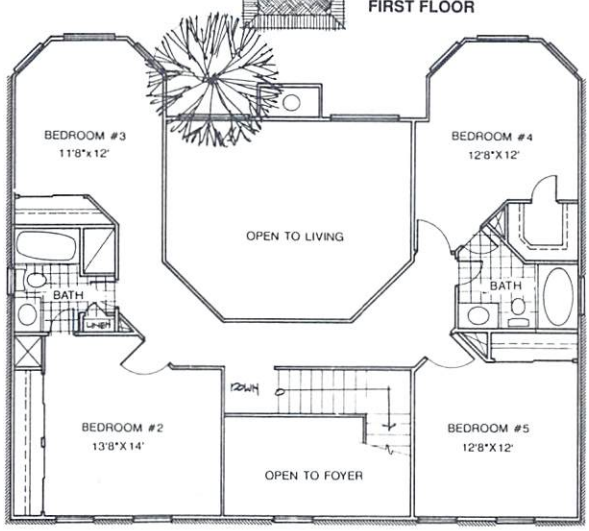
Maintaining a monumental, classically symmetrical exterior, this home stresses dignity and comfort. Special attention has been given to the entry: light enters the hall through the transom and sidelights. French doors with arched transoms on either side of the two-story living room fireplace maintain design continuity throughout the home. The kitchen is positioned between the formal dining room and alcoved breakfast nook. A first floor master suite offers luxury and seclusion; the bath has a large walk-in closet, an oval-shaped tub, and separate shower. Upstairs, four ample bedrooms are situated at each corner of the house and are served by two baths.

DESIGN: EB209
BEDROOMS: 5
BATHROOMS: 4
FIRST FLOOR: 1584 Sq. Ft.
SECOND FLOOR: 1165 Sq. Ft.
TOTAL: 2749 Sq. Ft.
PRICE: $300.00



FIRST FLOOR



SECOND FLOOR

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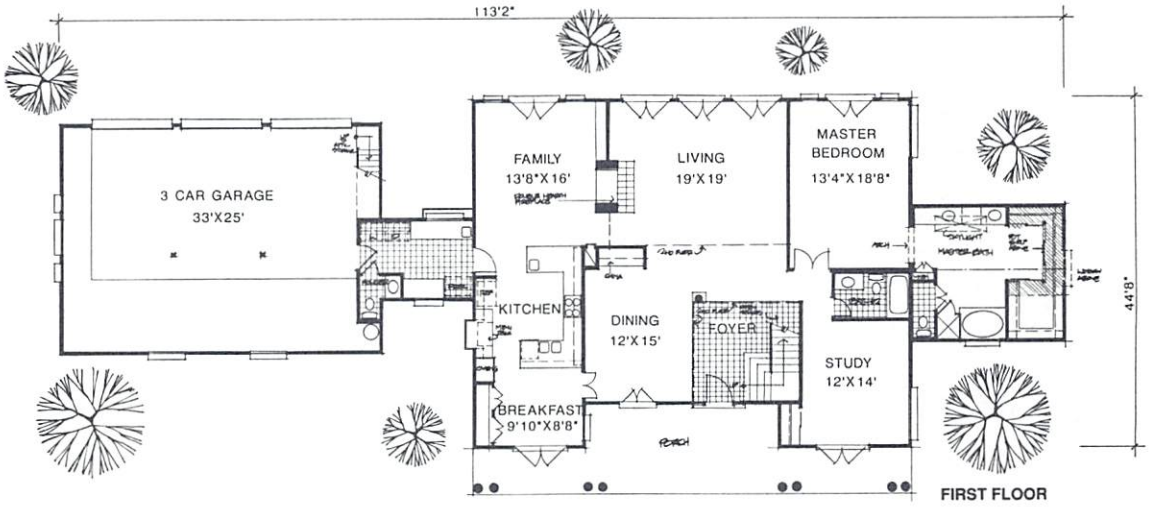
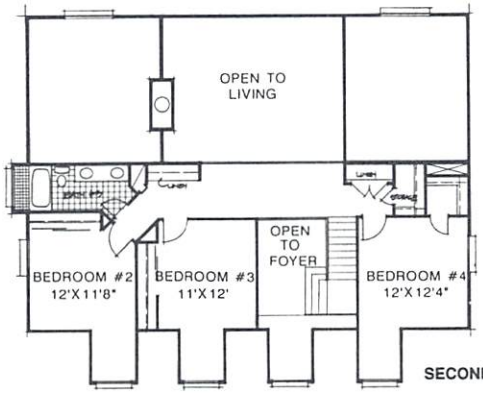
Because of its simple shape, adaptable nature, and romantic past, the Cape Cod has become the most familiar building style of the twentieth century. The large covered porch opens to a tiled foyer, where rooms are visually expanded through the use of a back window wall. The two-story living room is highlighted by a double-hearth fireplace. From its position, the kitchen easily serves the breakfast room and family room. An archway connects the master bedroom to its private bath with amenities including a skylight and separate shower and tub. The second floor includes three bedrooms with dormer-window alcoves and a full bath with twin vanities.

DESIGN: EB201
BEDROOMS: 4
BATHROOMS: 4
FIRST FLOOR: 2234 Sq. Ft.
SECOND FLOOR: 917 Sq. Ft.
TOTAL: 3251 Sq. Ft.
PRICE: $300.00



FIRST FLOOR



SECOND FLOOR

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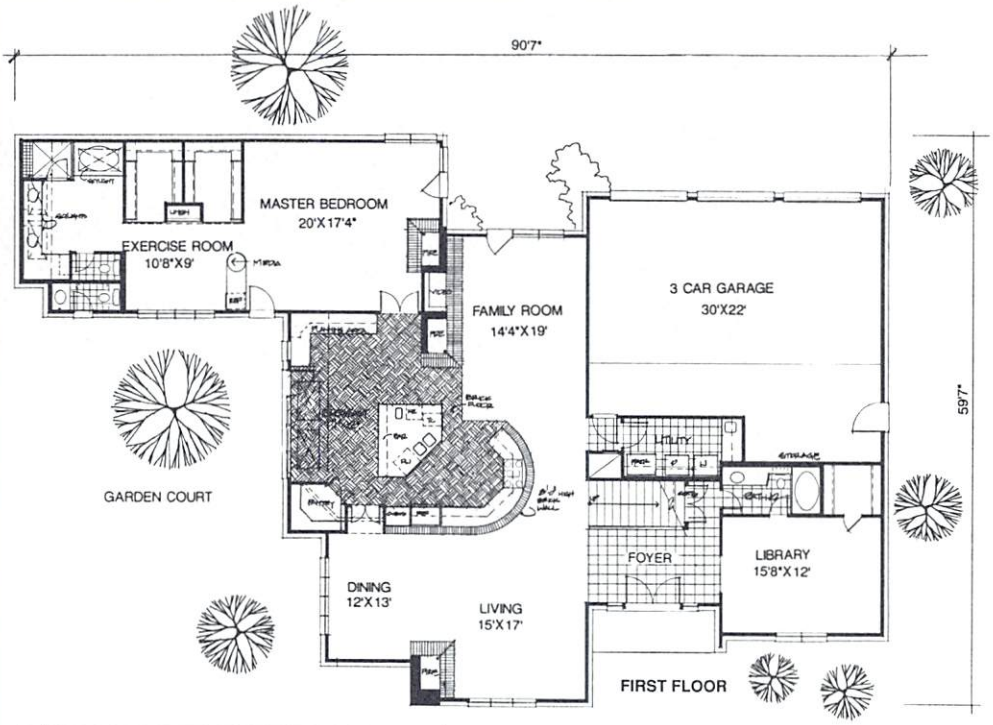
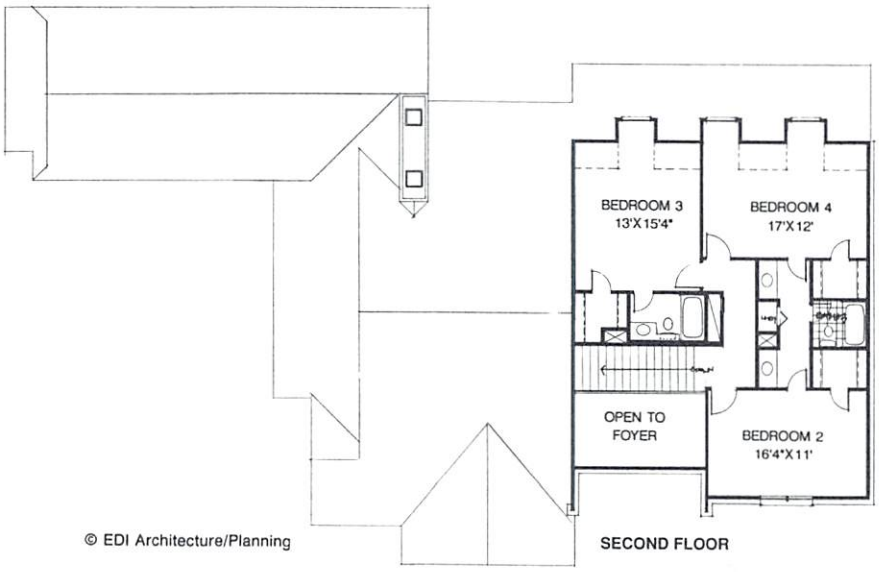
The warmth and character of an English country house add distinction to this design. An oversized entry with a Palladian window and French doors provides a welcoming touch. The living room is enhanced by a cathedral ceiling, fireplace, and an 8-foot-high curved brick wall. The country kitchen, which shares a corner fireplace with the family room, features a walk-in pantry, island sink/snack bar, and a brick floor. The master suite includes a fireplace, media center, bar, exercise room, skylights, and access to a private garden court. A library or guest room with private bath and two additional bedrooms on the second-floor complete the living space.

DESIGN: EB213
BEDROOMS: 4
BATHROOMS: 5
FIRST FLOOR: 2460 Sq. Ft.
SECOND FLOOR: 1055 Sq. Ft.
TOTAL: 3695 Sq. Ft.
PRICE: $300.00





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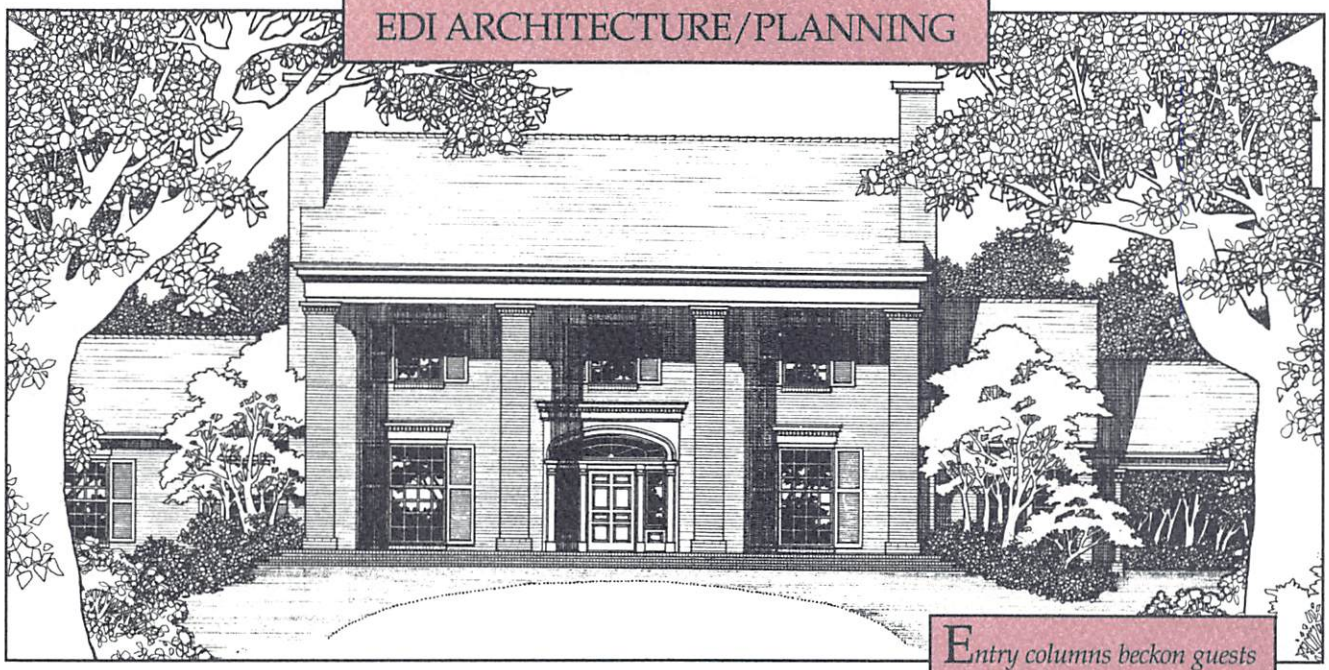
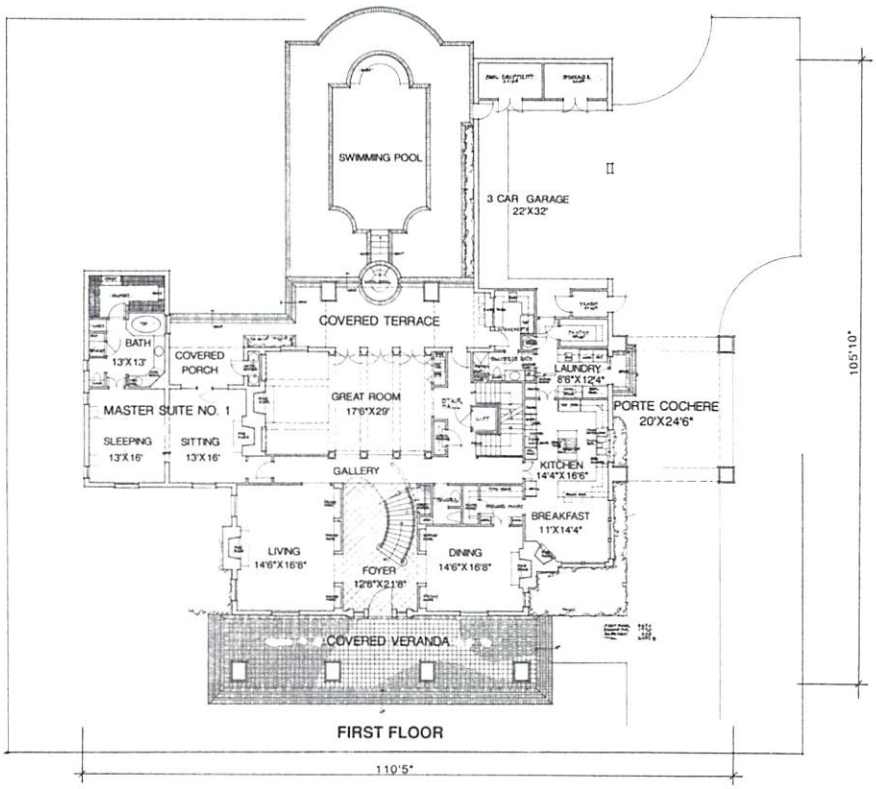
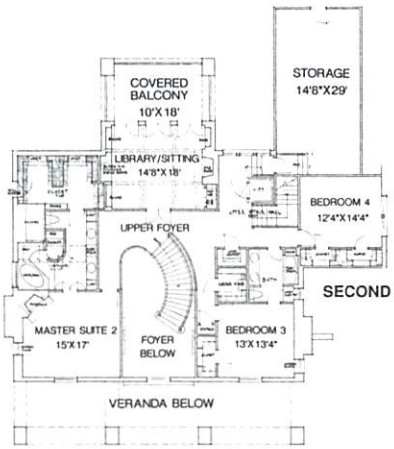


Entry columns beckon guests to the sheltered entrance of this elegant, yet comfortable home. The spacious interior is ideal for entertaining on a grand scale. The great room, with an exquisite fireplace and expansive beamed ceiling, opens to the covered terrace and swimming pool. The kitchen features every modern convenience and aesthetic enhancement; the breakfast room is highlighted by a corner fireplace. The first-floor master suite is a self-contained retreat. A second master suite located upstairs serves as guest quarters or a perfect mother-in-law suite. Additional consideration is given to family members sharing the second floor with a library/sitting area that opens to a covered balcony.

DESIGN: EB206
BEDROOMS: 4
BATHROOMS: 5
FIRST FLOOR: 3720 Sq. Ft.
SECOND FLOOR: 2526 Sq. Ft.
TOTAL: 6246 Sq. Ft.
PRICE: $400.00



FIRST FLOOR



SECOND FLOOR

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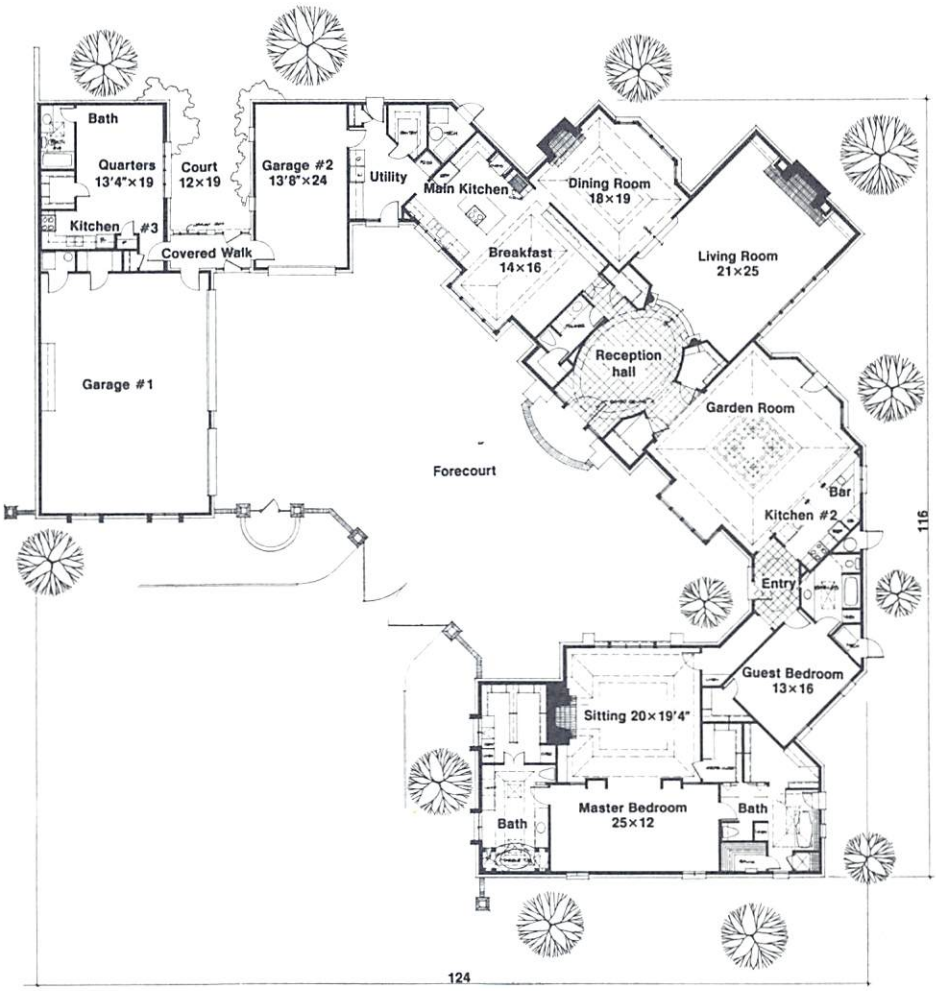
This manor home was designed to meet the needs of a couple who seeks excellence in living and entertaining space. The home surrounds a paved motor court with security gates. Exterior detailing includes a mansard roof, Palladian windows, and three chimneys. The entry is enhanced by a reception hall which leads to a sunken living room. A skylit garden room separates the living and entertaining areas. The bedroom wing includes a guest bedroom with a private skylit bath. The master suite provides a separate sitting room with coffered ceiling and fireplace, and His and Hers baths — one with a sauna. The main kitchen services the breakfast and dining rooms. A second kitchen is located in the maid's quarters, accessed by a covered walk.

DESIGN: EB202
BEDROOMS: 3
(Includes Maid's Quarters)
BATHROOMS: 5
TOTAL: 5493 Sq. Ft.
PRICE: $400.00



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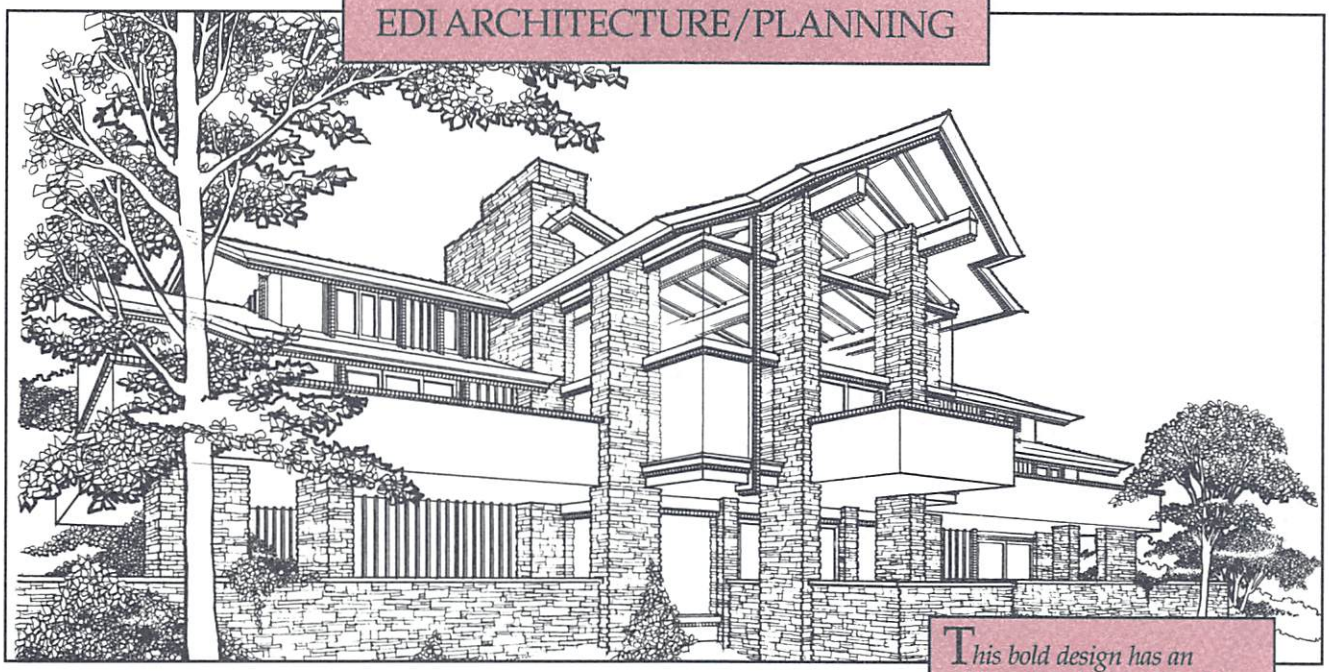

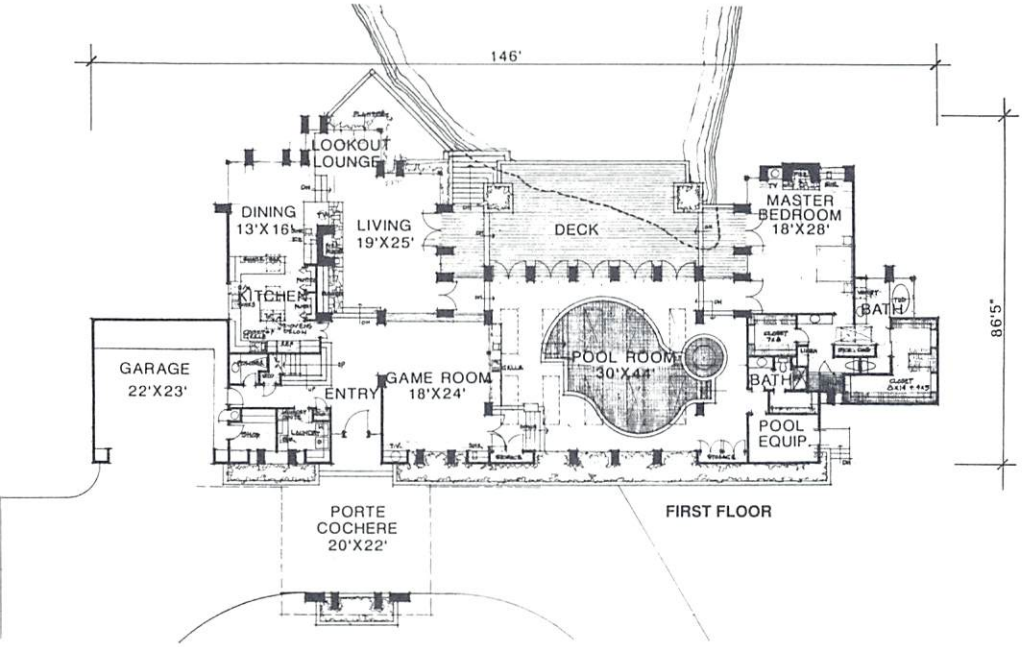

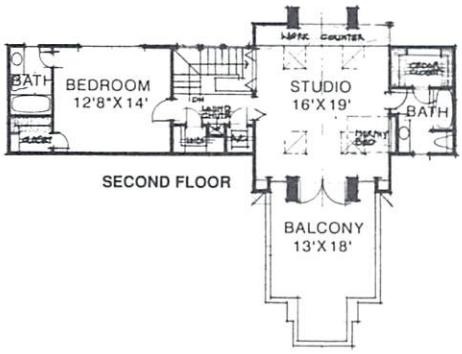

This bold design has an exhilarating, larger-than-life quality, but offers much more than size alone. The approach to space creates exciting shape and movement. A porte cochere marks the entry, which leads directly into a dramatic, sunken living room that features a fireplace, lookout lounge, and access to the rear deck. The first-floor master suite is secluded in its own wing; the bedroom is highlighted by a fireplace and opens to the deck. The pool room is central to the floor plan and amenities include skylights, a built-in grille, and adjacent pool equipment storage. A second bedroom is located upstairs and offers an adjoining skylit studio with double doors leading to a dramatic balcony.

DESIGN: EB216
BEDROOMS: 2
BATHROOMS: 4
FIRST FLOOR: 3000 Sq. Ft.
SECOND FLOOR: 760 Sq. Ft.
POOL ROOM: 1375 Sq. Ft.
TOTAL: 5135 Sq. Ft.
PRICE: $400.00

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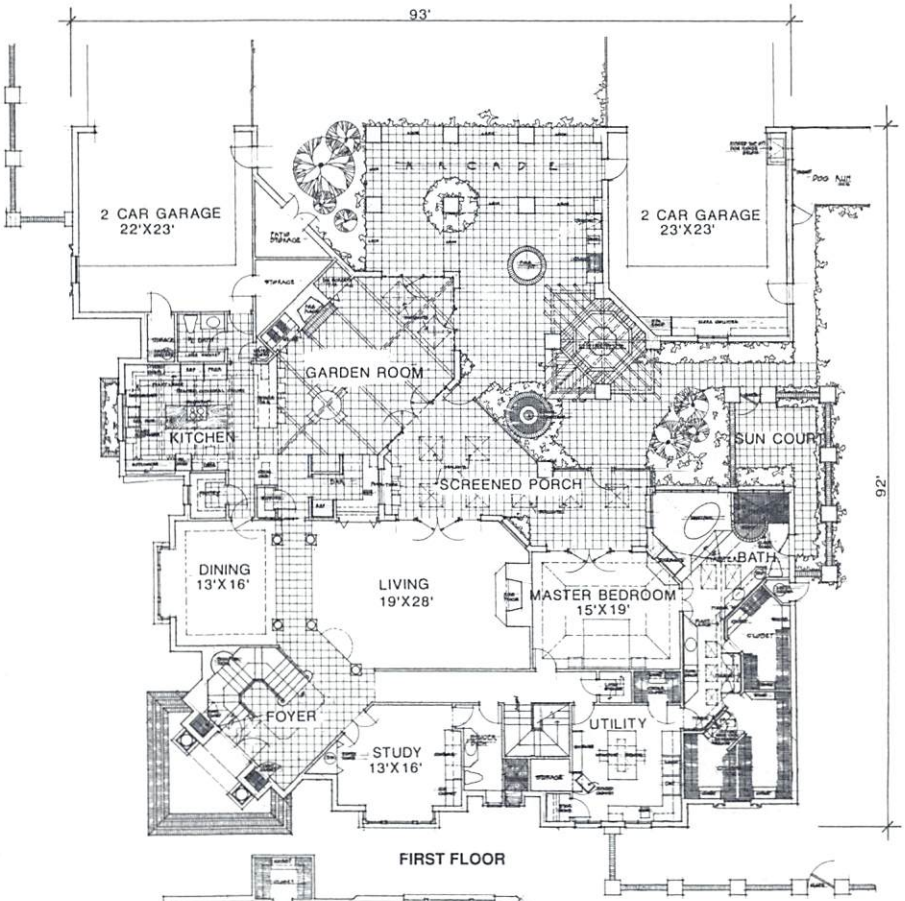
This traditional exterior embellished with a bay window, arched French dormer accents, and a copper roof also offers beveled-glass sidelights at the double-door foyer and a second-floor balcony. Once inside, surprising planes and vistas create complex, interactive spaces dramatically melding the interior and exterior. The kitchen is a chef's delight; the list of amenities includes a beamed cathedral ceiling, work island, walk-in pantry, and snack bar. The master suite is contained within a private first-floor wing; the spa bath opens to a private sun court. A curved staircase leads to two bedroom suites with private baths and dressing areas.

DESIGN: EB207
BEDROOMS: 3
BATHROOMS: 5
FIRST FLOOR: 3890 Sq. Ft.
SECOND FLOOR: 800 Sq. Ft.
TOTAL: 4690 Sq. Ft.
PRICE: $400.00



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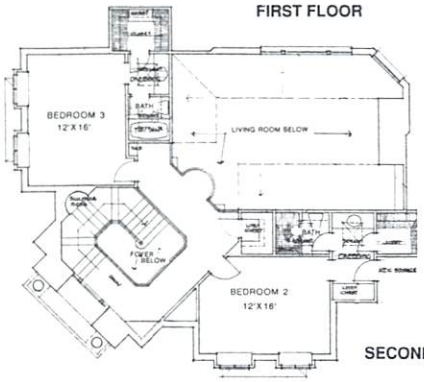

SECOND FLOOR

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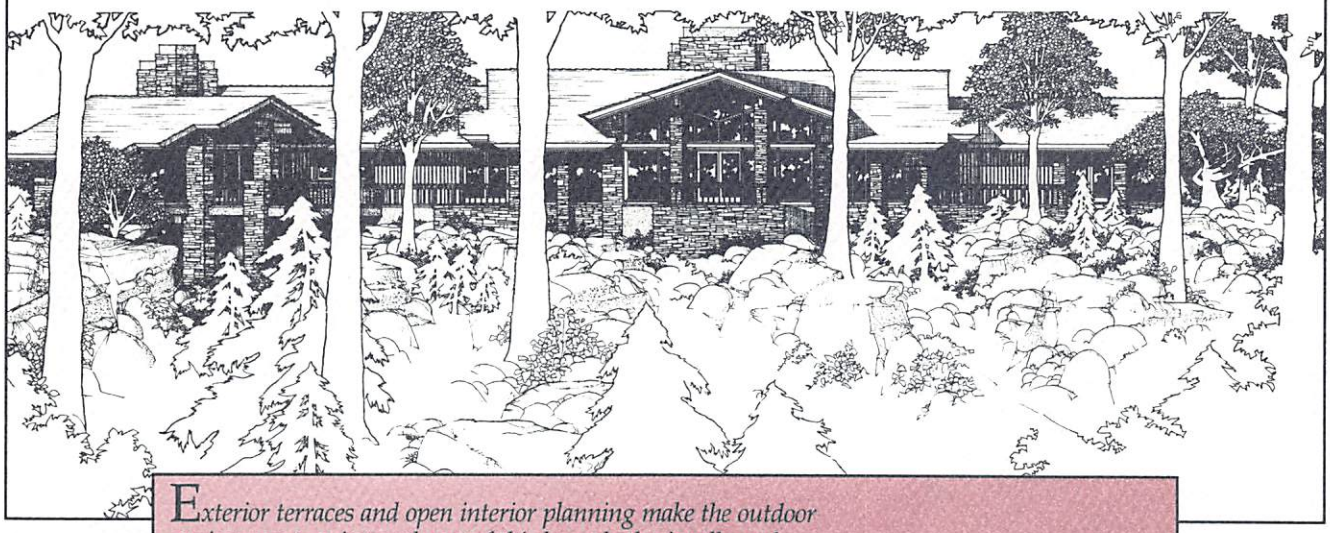
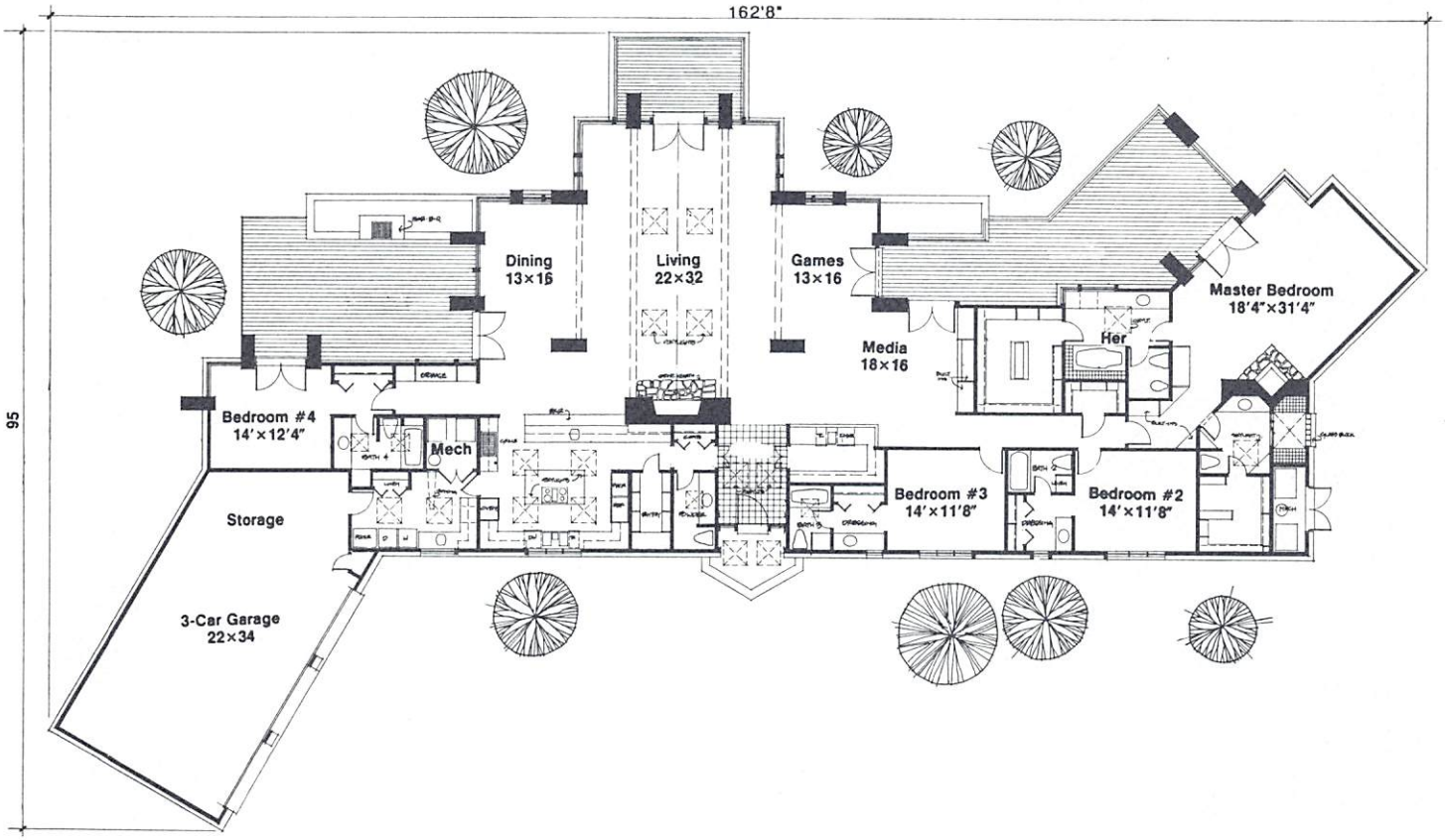


Exterior terraces and open interior planning make the outdoor environment an integral part of this home both visually and structurally. The front door and surround are exquisitely designed in fixed and leaded glass. Inside, the open-plan living room includes a stone hearth fireplace, beamed cathedral ceiling, and skylights. The island kitchen is also illuminated by four skylights and is serviced by a walk-in pantry and adjoining utility room. The dining terrace includes a built-in grill. Each of the four bedrooms includes a private adjoining bath. The master suite includes a fireplace, access to the terrace, and His and Hers walk-in closets and baths with skylights.

DESIGN: EB214
BEDROOMS: 4
BATHROOMS: 5
TOTAL: 4777 Sq. Ft.
PRICE: $400.00



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THE BLUEPRINT PACKAGE

EDI Architecture/Planning offers a professionally designed, detailed set of construction drawings.

Our blueprint package contains the following:

- **Floor Plan** (1/4" or appropriate scale)
- **Interior Elevations**
- **Sections** (if any apply)
- **Exterior elevations**
- **Framing Plan**
- **Electrical**
- **Detail** (if any apply)

Plans do not include the site plan or foundation plan because these will vary in each case. It will be necessary for the buyer to have a foundation sheet drawn up. Purchaser is responsible for adapting the plans to all local codes.

Price Schedules:

	Schedule 1 (Up to 4,000 Sq. Ft.)	**Schedule 2** (Over 4,000 Sq. Ft.)
Single Set	$300	$400
Four Sets	$350	$450
Eight Sets	$400	$500
Reproducible Sepias	$500	$600
Additional Sets	$30	$40
Reverse Sets	$30	$40

To order blueprints, turn to page 187.

For more information on these plans, call or write:
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SYMMETRY, SHAPE AND SHADOW

"Our residential designs display a respect for the past as well as an eye for the future," comments Stephen S. Fuller, President of Design Traditions in Atlanta, Georgia. "In studying the buildings that exemplify classical architecture, one finds symmetry, shape, and shadow — all of which help create functional ornamentation and dramatic balance. At Design Traditions we use those original building concepts and architectural techniques, applying them to satisfy the desires of today's homeowner."

Specializing in traditional residential architecture, Design Traditions has become one of the premier custom home design firms in Atlanta. Under the direction of Stephen Fuller, who is also Senior Designer, the firm has established itself as a leader in the area of custom home designs for upper-level clientele — with hundreds of completed homes to its credit over the past ten years.

"With the increasing popularity of our home design, it became apparent that we needed a way to make our work more accessible to the public," continues Fuller. "As a result, a new division of Design Traditions was created to provide the public with an alternative to custom architecture — and opportunity to choose a home plan already designed.

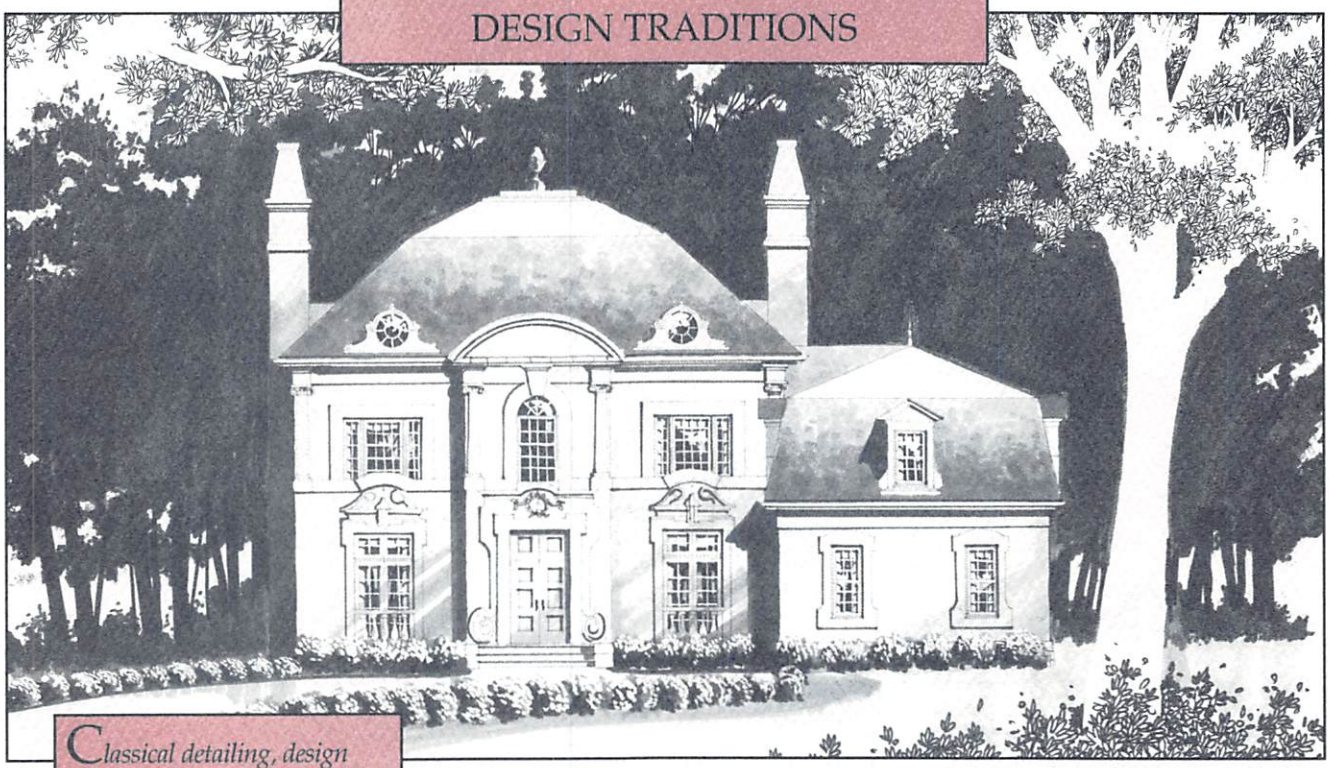
"The homes which are now available through our pre-designed home plan service follow the same design philosophy that we, at Design Traditions Atlanta, have followed for years; namely, that homes should respond to today's lifestyles. They should be bright, open and livable. But, at the same time, they should retain the traditional grace and beauty of the past.

"We feel that this blending of the past and present is the type of residential design that our clients have been searching for. This philosophy is a natural for us, especially considering our location. Atlanta combines both the charm and beauty of a small town with the contemporary, sophisticated lifestyle of an international city. Therefore, the homes in this collection draw inspiration from areas in and surrounding Atlanta, taking cues from both the traditions of the past and the ambience of the present," remarks Fuller.

Firmly rooted in classical examples, homes created by Design Traditions have a timeless appeal that has extended their use beyond the South. Having exposed its designs at several builders shows and via other means, the company is now enjoying a great deal of interest in its finely detailed, ornamental facades from customers across the country.

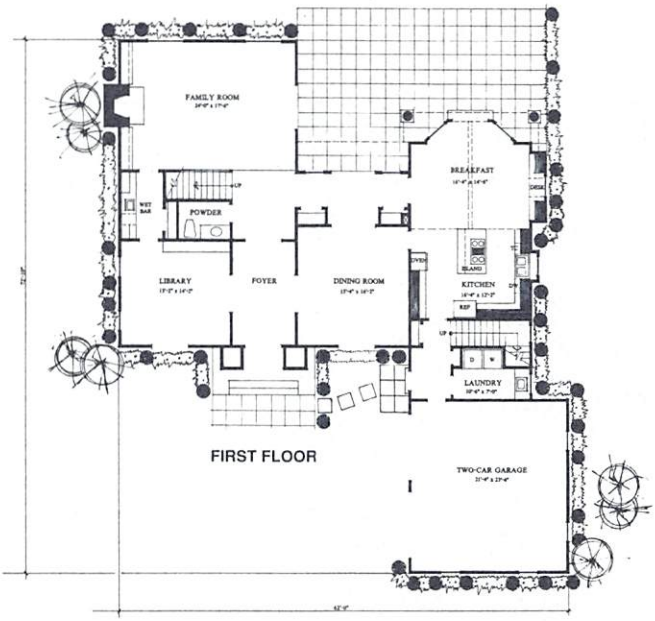
"We hope readers of this book will find these carefully chosen homes as exciting to look at and live in as we did in designing them," concludes Fuller. "By presenting them in this manner, we hope we have made the selection of a new home plan as simple and enjoyable as possible."

DESIGN TRADITIONS

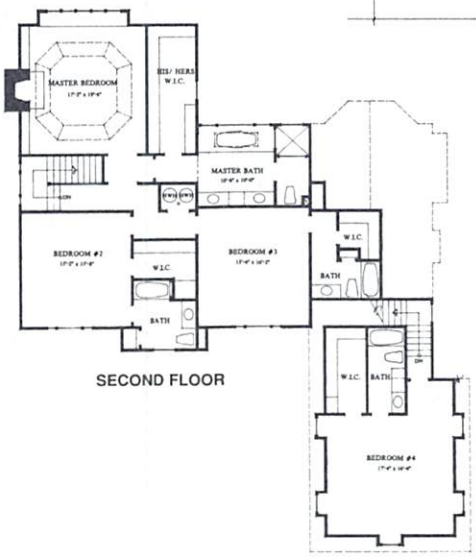


Classical detailing, design symmetry, and a mansard roof garage wing provide charm to this European townhome. An L-shaped entrance to the garage creates a tasteful and classic motor court environment. Inside, the foyer opens to a large, banquet-sized dining room with an adjacent and equally formal library/living room. A pass-thru wet bar between the family room and library provides convenient access from both rooms. A large family room at the rear of the home opens to the patio. The kitchen and large vaulted breakfast area offer views of the patio. The back stair provides access to an area above the garage to be used as maid's quarters, guest or in-law suite, or bonus room for the children. The second-floor master suite and two additional bedrooms have private baths and spacious walk-in closets.

DESIGN: EA112
BEDROOMS: 3
BATHROOMS: 5
FIRST FLOOR: 2047 Sq. Ft.
SECOND FLOOR: 2101 Sq. Ft.
TOTAL: 4148 Sq. Ft.
PRICE: $350.00



FIRST FLOOR



SECOND FLOOR

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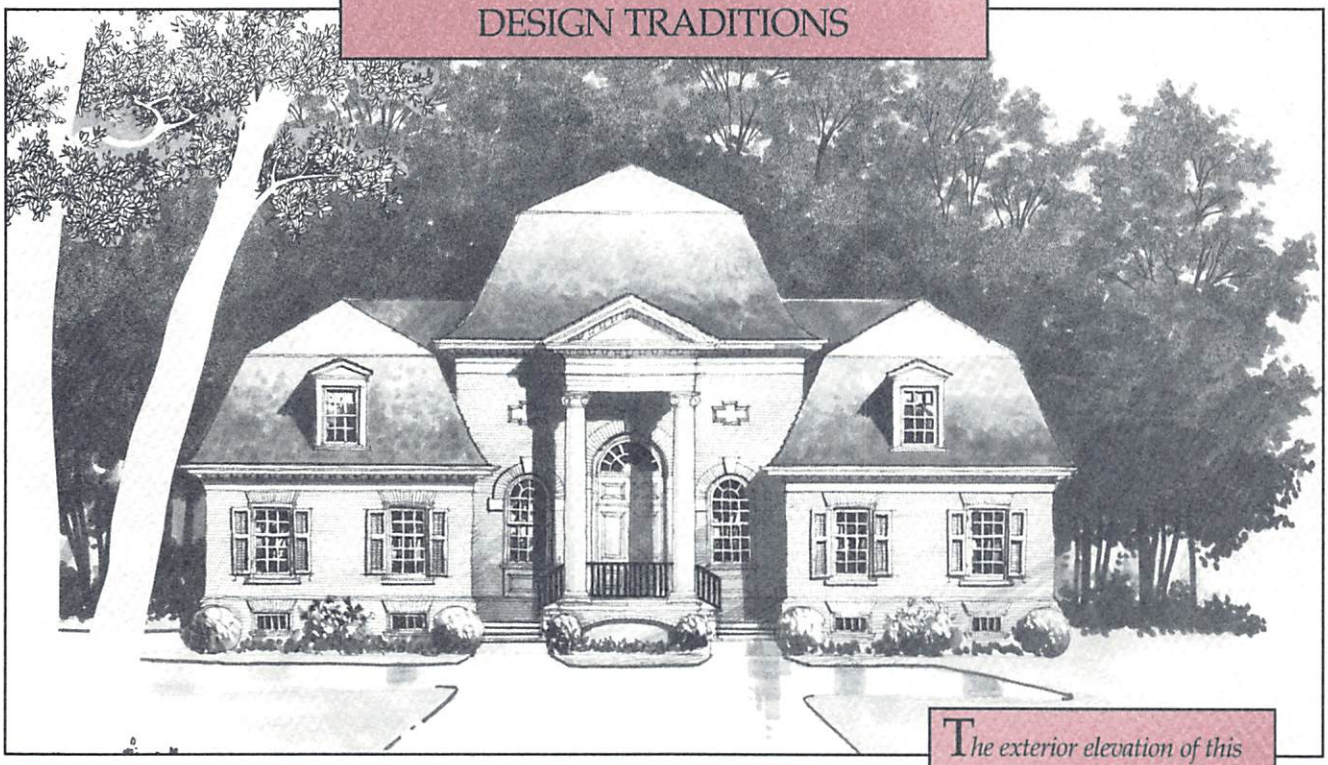
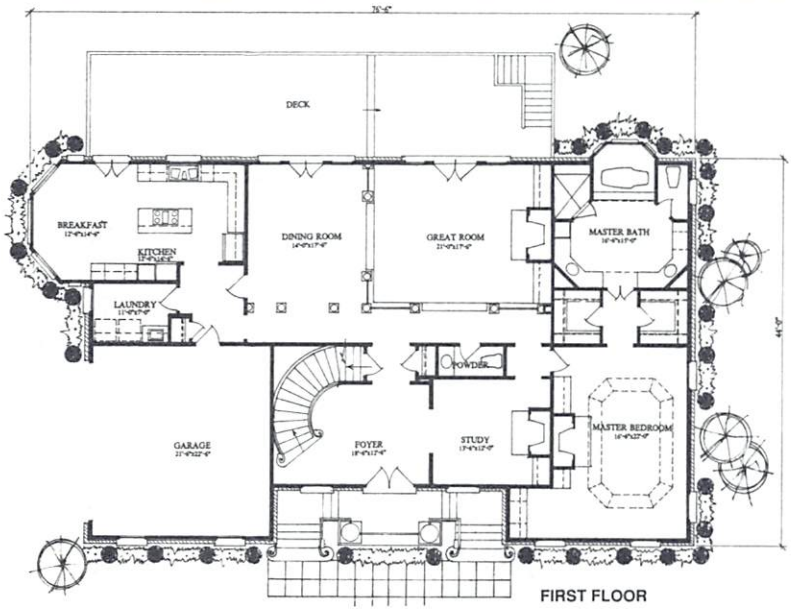
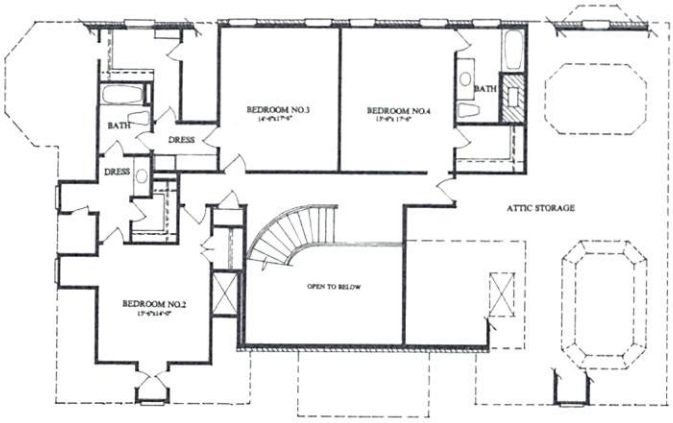
DESIGN TRADITIONS





FIRST FLOOR



SECOND FLOOR

The exterior elevation of this home is a tasteful composition of classical details and beautifully proportioned mansard roof, offering a timeless character. The interior of the home opens up to a plan suited for entertaining and a casual lifestyle. The foyer creates an impressive statement with a circular stair and view to the study. The master suite, which occupies the right wing of the home, is complete with garden tub bath and reading retreat separate from the sleeping area. A large kitchen with a central island features an adjoining breakfast alcove. The circular stair opens to a second-floor balcony overlooking the foyer. Three additional bedrooms are located upstairs.

DESIGN: EA124
BEDROOMS: 4
BATHROOMS: 4
FIRST FLOOR: 2493 Sq. Ft.
SECOND FLOOR: 1572 Sq. Ft.
TOTAL: 4065 Sq. Ft.
PRICE: $350.00

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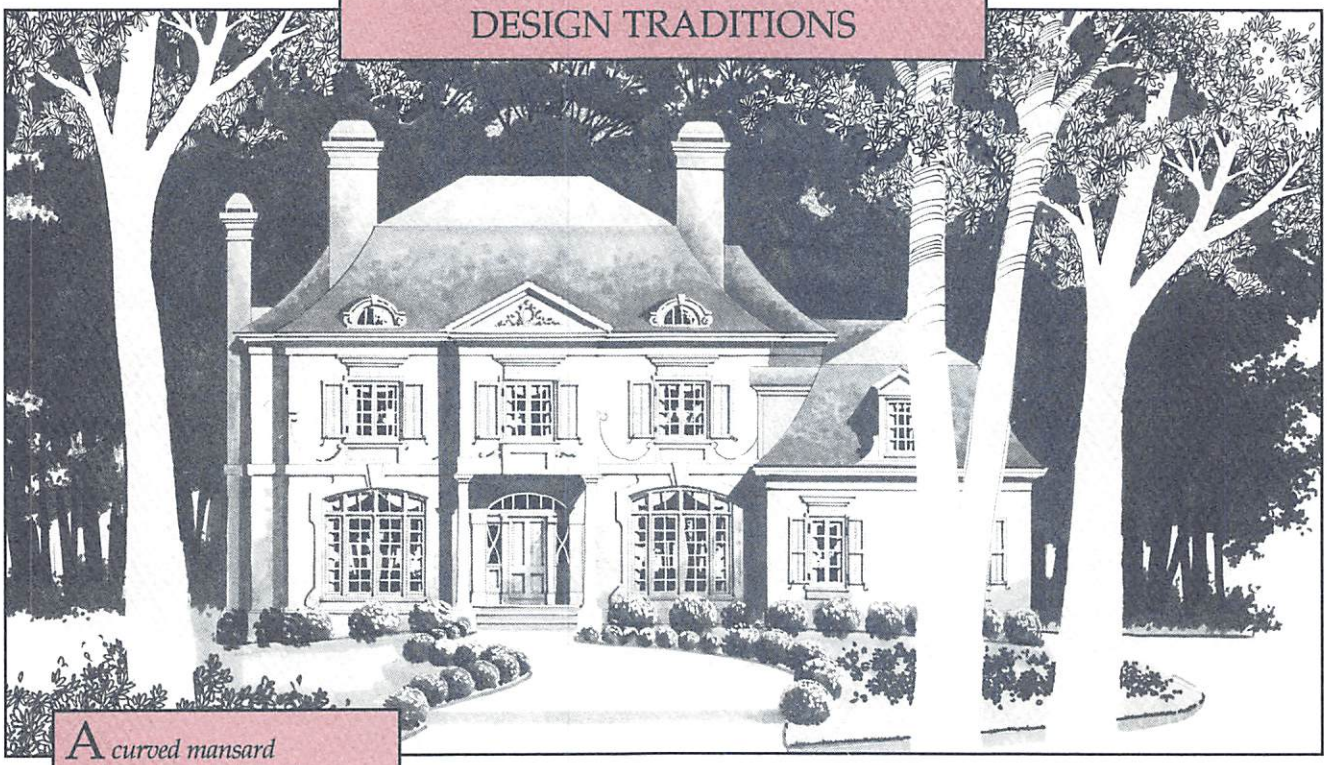
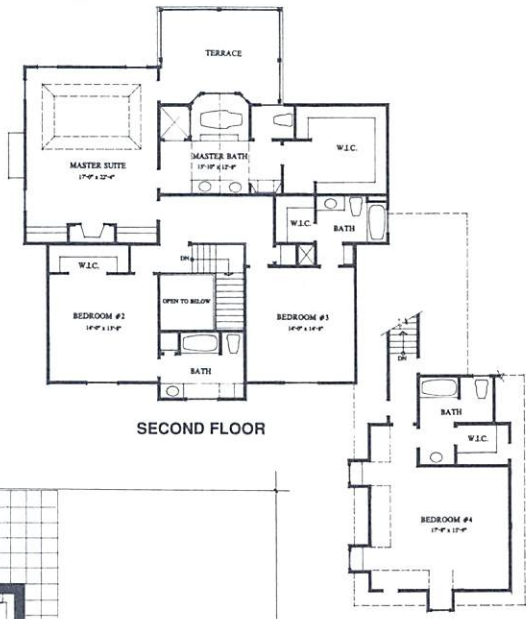
DESIGN TRADITIONS

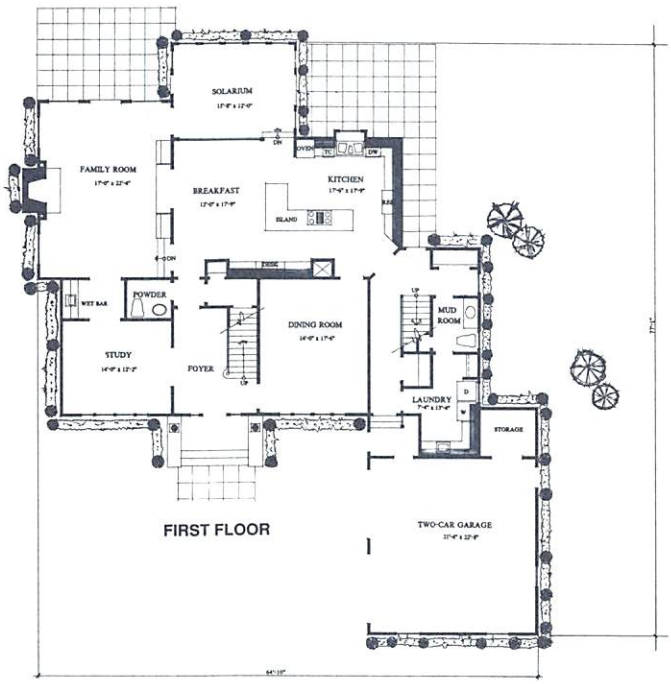


A curved mansard roof, stucco details, and ornamentation provide the charm of this French townhome. An L-shaped entrance for the garage creates a tasteful and classic motor court environment. The foyer opens to a large dining room and a study/living room. A wetbar is conveniently located between the study and family room. The family room, solarium, breakfast area and kitchen function well with each other and offer an aesthetic use of space. Off the kitchen is a mud room, laundry, and a back stair providing access to the maid's quarters, in-law suite or studio/office upstairs. Also upstairs are the master suite and two large, private bedrooms. The master suite is complete with vaulted bath, large closet, and a private terrace above the solarium.

DESIGN: EA109
BEDROOMS: 3
BATHROOMS: 6
FIRST FLOOR: 2263 Sq. Ft.
SECOND FLOOR: 2100 Sq. Ft.
TOTAL: 4363 Sq. Ft.
PRICE: $350.00



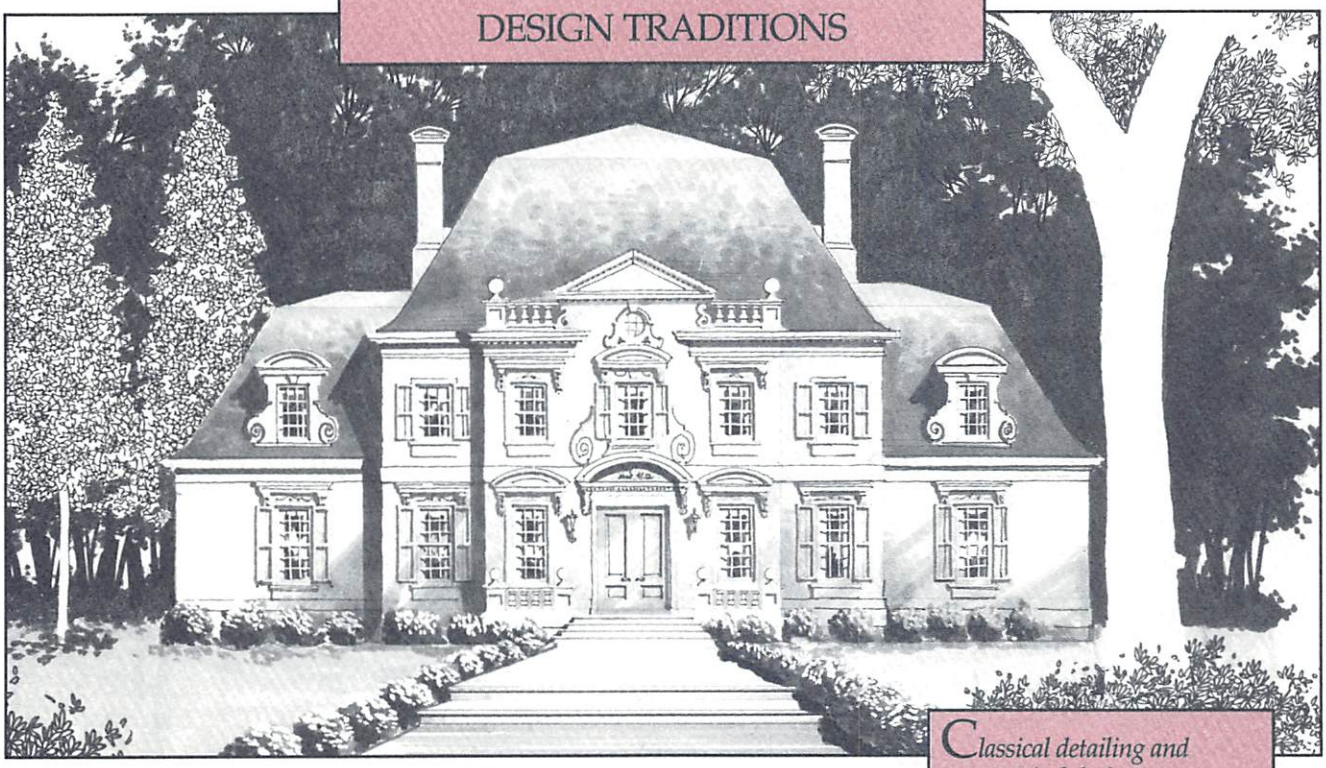
SECOND FLOOR



FIRST FLOOR

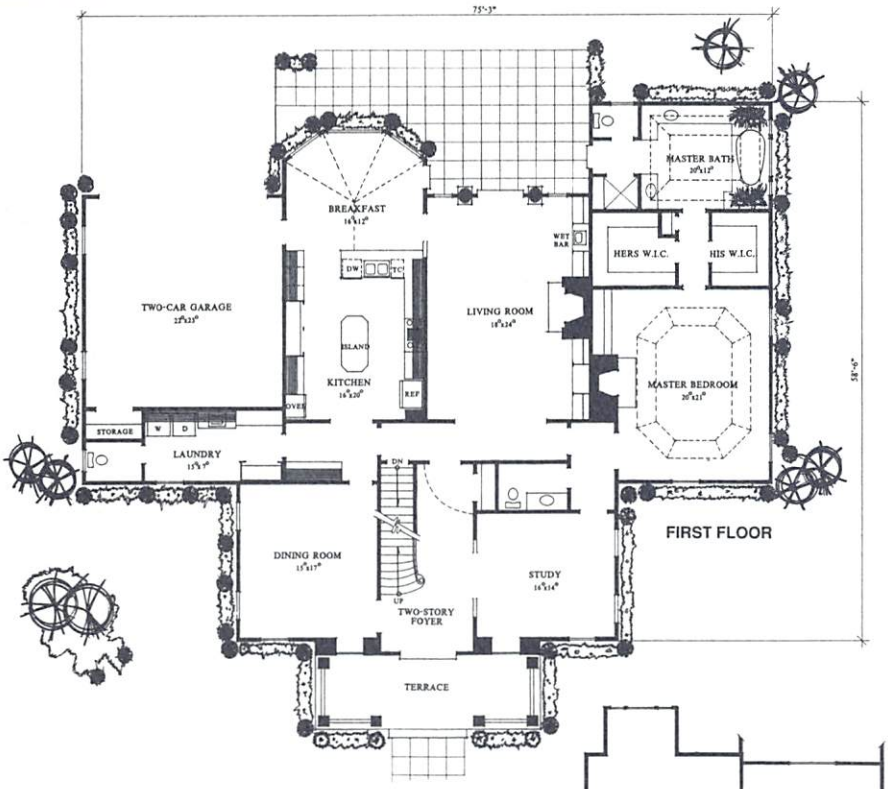
© Steven S. Fuller, Inc.

DESIGN TRADITIONS



Classical detailing and symmetrical design create an elegant display of French architecture on the exterior of this home. The two-story foyer is accented by a flared staircase with a projecting curved balcony above; adjacent are a dining room and spacious study. The living room, with a central fireplace, wet bar, and bookshelves, and vaulted breakfast room overlook the rear terrace. The master suite, located in a private wing, offers a fireplace, His and Hers walk-in closets, and a garden bath. On the second floor, each of three bedrooms offers a private bath or vanity and large walk-in closet.

DESIGN: EA110
BEDROOMS: 4
BATHROOMS: 5
FIRST FLOOR: 2923 Sq. Ft.
SECOND FLOOR: 1689 Sq. Ft.
TOTAL: 4612 Sq. Ft.
PRICE: $350.00



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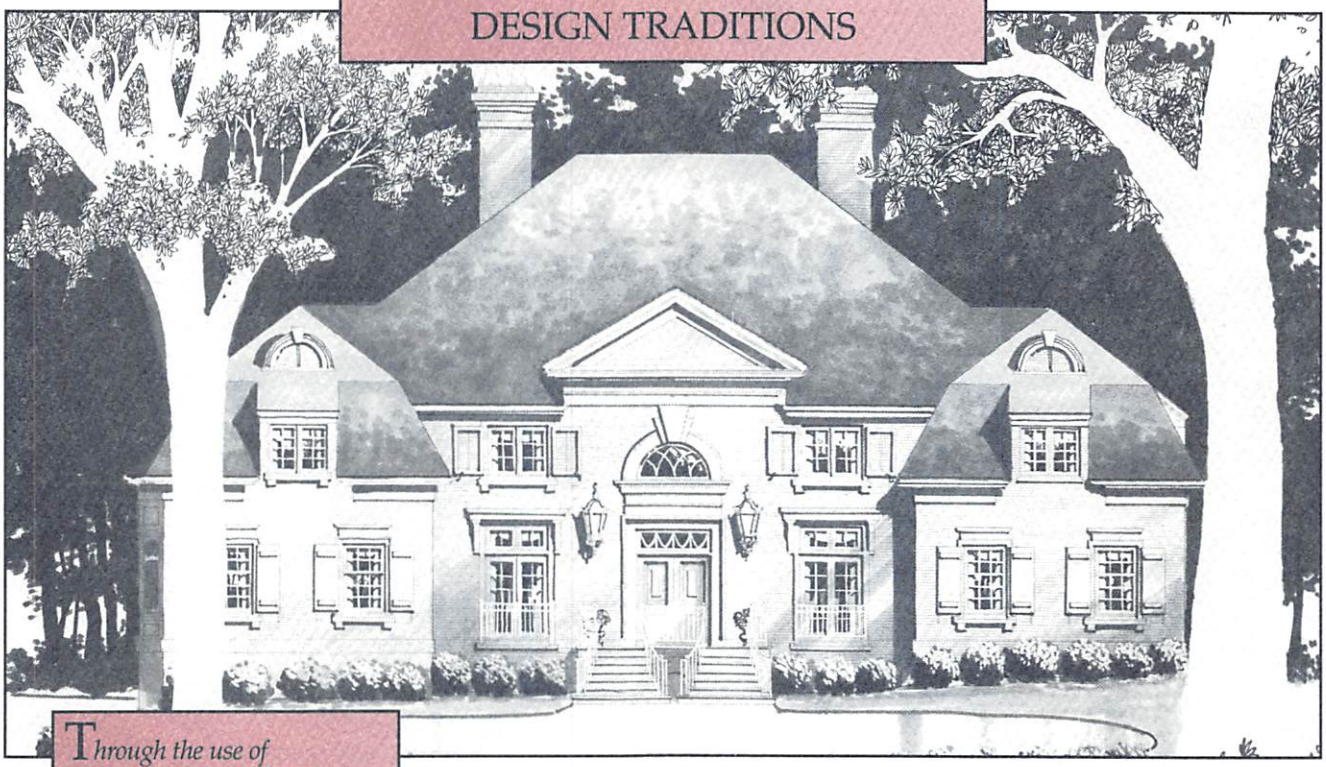
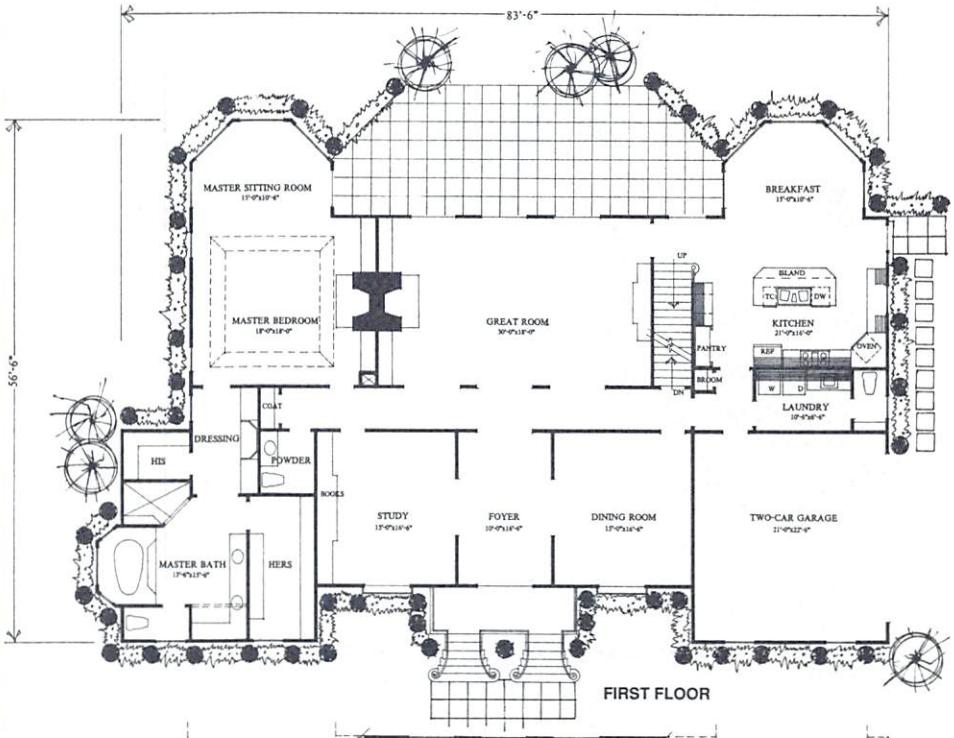
DESIGN TRADITIONS

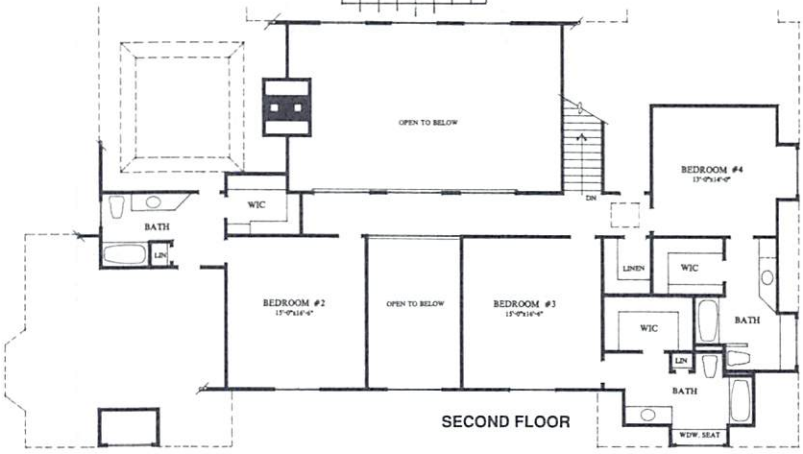


Through the use of brick, classical details, and symmetrical design, this house displays a stately grace so often characteristic of Traditional architecture. Inside the house is a grand exhibition of large, open, and flowing rooms. Transparent in many respects, the open living areas of this home make entertaining easy and opportunistic. The master suite, secluded in its own wing, offers amenities such as His and Hers closets, dressing area, and sitting room with picturesque views of the back yard. Upstairs are three large bedrooms each with private baths and large closets.

DESIGN: EA103
BEDROOMS: 4
BATHROOMS: 5
FIRST FLOOR: 3296 Sq. Ft.
SECOND FLOOR: 1517 Sq. Ft.
TOTAL: 4813 Sq. Ft.
PRICE: $350.00



FIRST FLOOR



SECOND FLOOR

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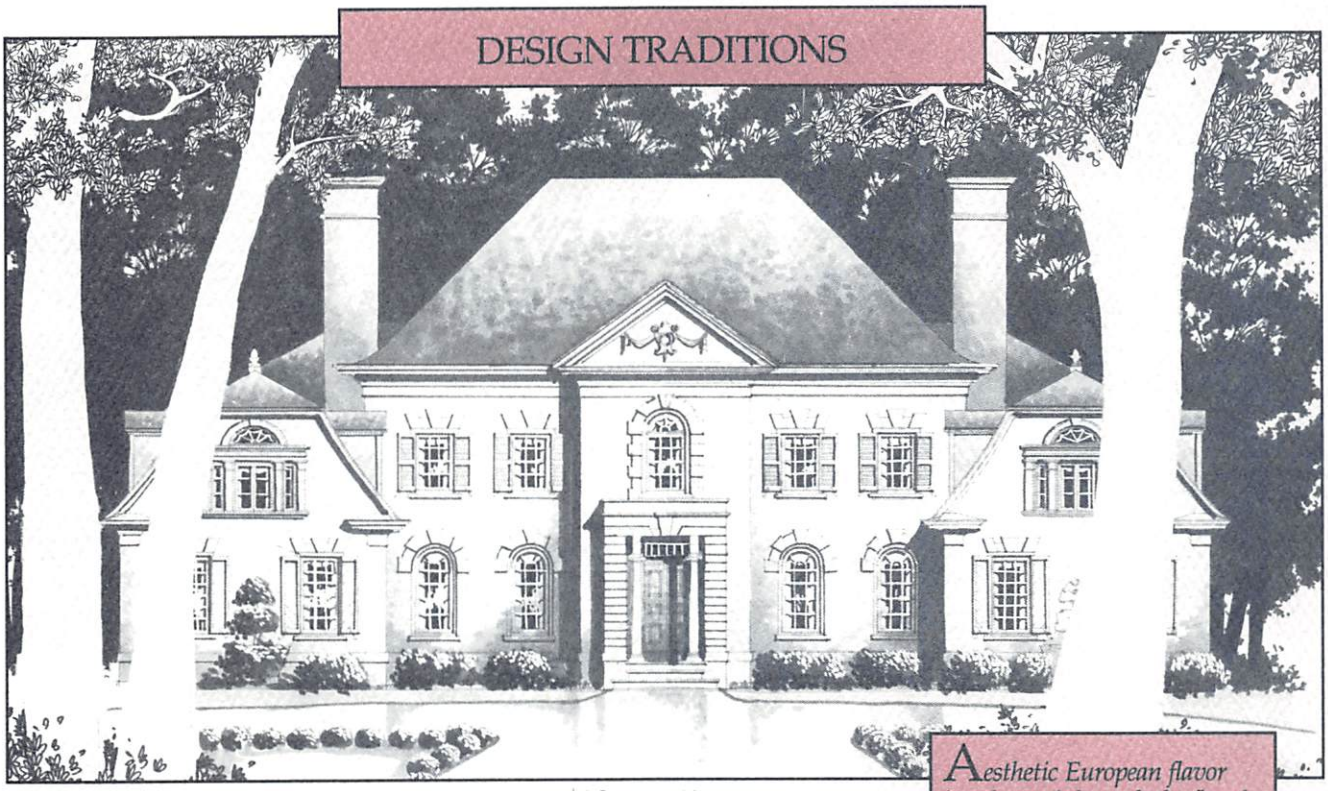
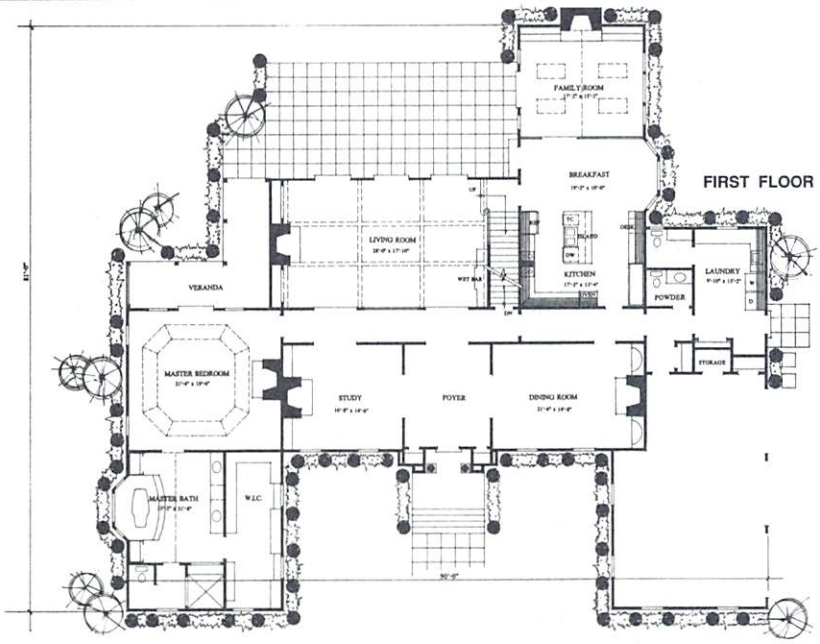
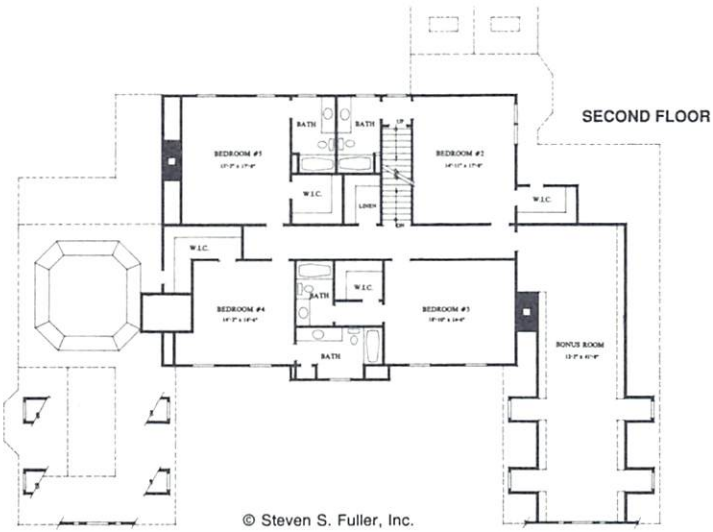
DESIGN TRADITIONS







Aesthetic European flavor is enhanced through the flared mansard roof and stucco finish of this formal French home. Once inside, the formality continues through an impressive study and banquet-sized dining area adjacent to the foyer. Beyond the formal amenities of these rooms is a huge living room which, through series of French doors, opens to the patio. The vaulted family room adjacent to the breakfast area and kitchen is well-placed for comfortable and convenient lifestyles. The master suite is rich in accents. Contained in its own private wing, the master retreat offers its own fireplace, large vaulted master bath and a private covered veranda which provides access to the patio. On the second floor, four large bedrooms offer private baths and walk-in closets. A bonus room is also available.

DESIGN: EA116
BEDROOMS: 5
BATHROOMS: 6
FIRST FLOOR: 3636 Sq. Ft.
SECOND FLOOR: 1866 Sq. Ft.
TOTAL: 5502 Sq. Ft.
PRICE: $350.00

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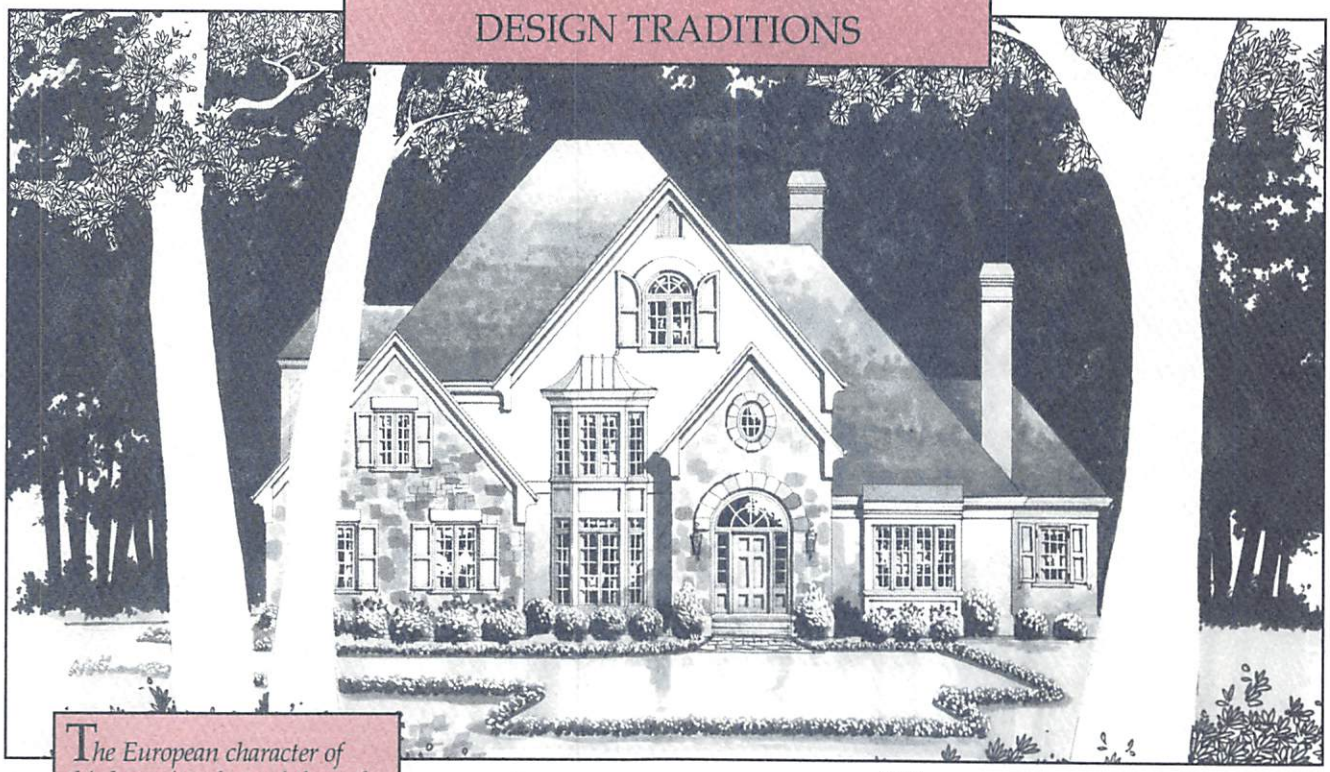
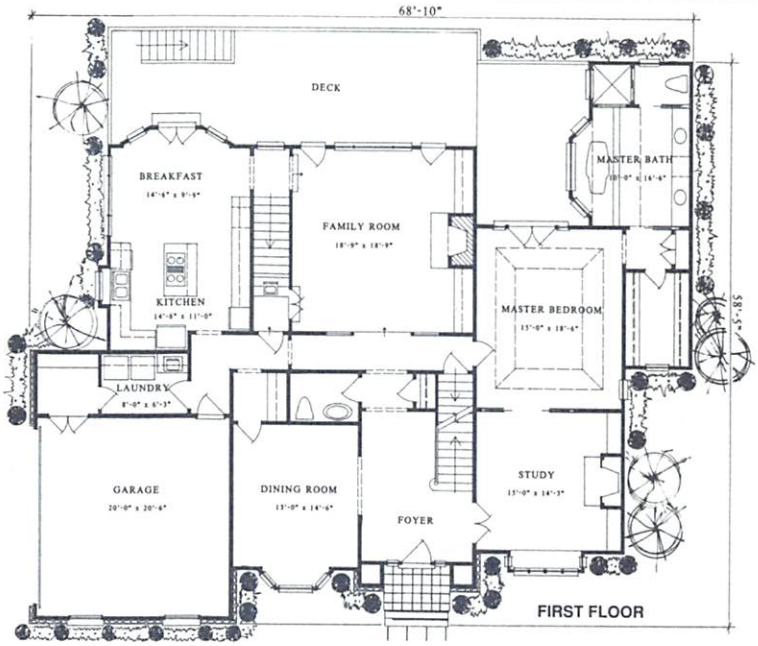
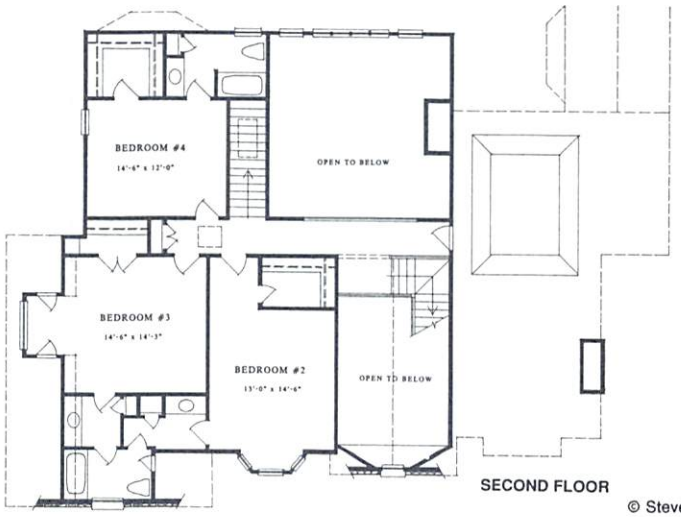
DESIGN TRADITIONS



The European character of this home is enhanced through the use of stucco and stone on the elevation, giving this Country French estate home its charm and beauty. Inside the home is a setting created for convenient yet private living. The foyer has access to the dining room and study/living room. The dining room is filled with amenities including a bay window, butler's pantry, and quick access to the kitchen. The master bedroom suite is privately located on the right side of the home with optional entry to the study, large garden bath, and view to a private deck area at the rear. The two-story family room is positioned for convenient access to the back staircase, kitchen, wet bar, and deck area. Upstairs are three more large bedrooms: two have a shared bath and private vanities and one a full private bath. All bedrooms have convenient access to the back staircase and open rail views to the family room below.

DESIGN: EA104
BEDROOMS: 4
BATHROOMS: 4
FIRST FLOOR: 2321 Sq. Ft.
SECOND FLOOR: 1182 Sq. Ft.
TOTAL: 3503 Sq. Ft.
PRICE: $350.00





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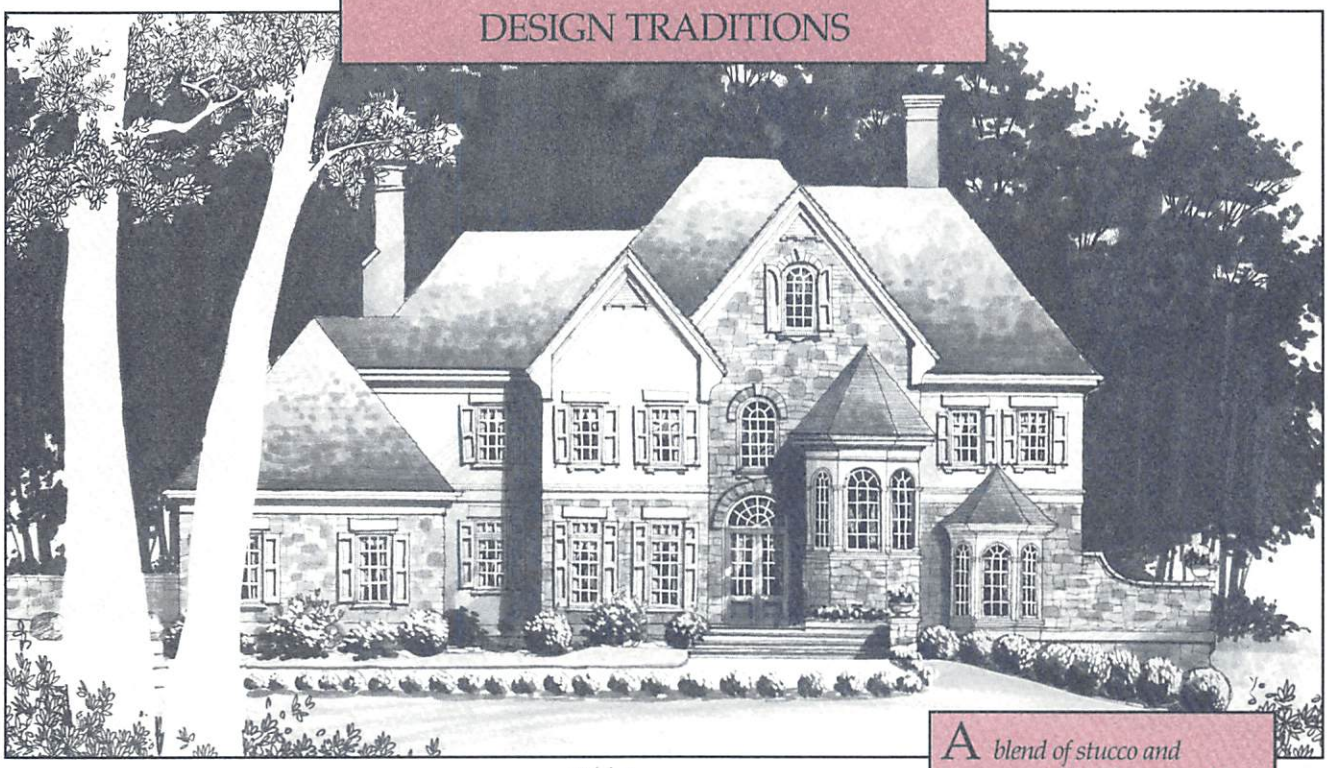
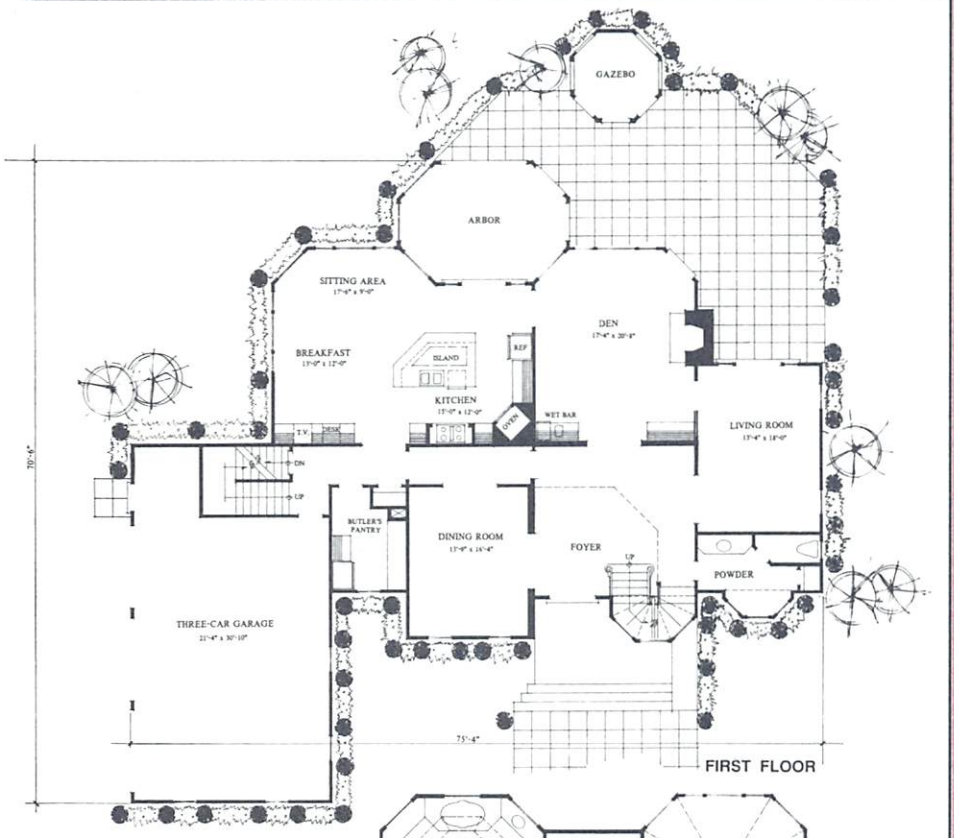
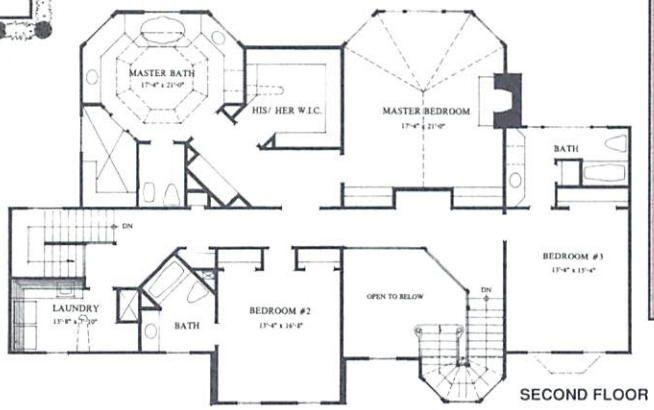
DESIGN TRADITIONS





FIRST FLOOR



SECOND FLOOR

A blend of stucco and stone create the charm in this country French estate home. The asymmetric design and arched glass windows add to the European character. Inside, the plan offers a unique arrangement of rooms conducive to today's lifestyles. The foyer makes an impression with a staircase neatly tucked inside an octagonal bay well-lit by a series of arched glass windows. The large open-railed galley above is an interesting addition. A living room and dining room flank the foyer, creating a functional formal area. The large den or family room is positioned at the rear of the home with convenient access to the kitchen, patio and covered arbor. Equally accessible to the arbor and patio are the kitchen and breakfast/sitting area. A large butlers pantry is located near the kitchen and dining room. Upstairs, the vaulted master suite and two large bedrooms provide private retreats.

DESIGN: EA123
BEDROOMS: 3
BATHROOMS: 4
FIRST FLOOR: 2161 Sq. Ft.
SECOND FLOOR: 2110 Sq. Ft.
TOTAL: 4271 Sq. Ft.
PRICE: $350.00

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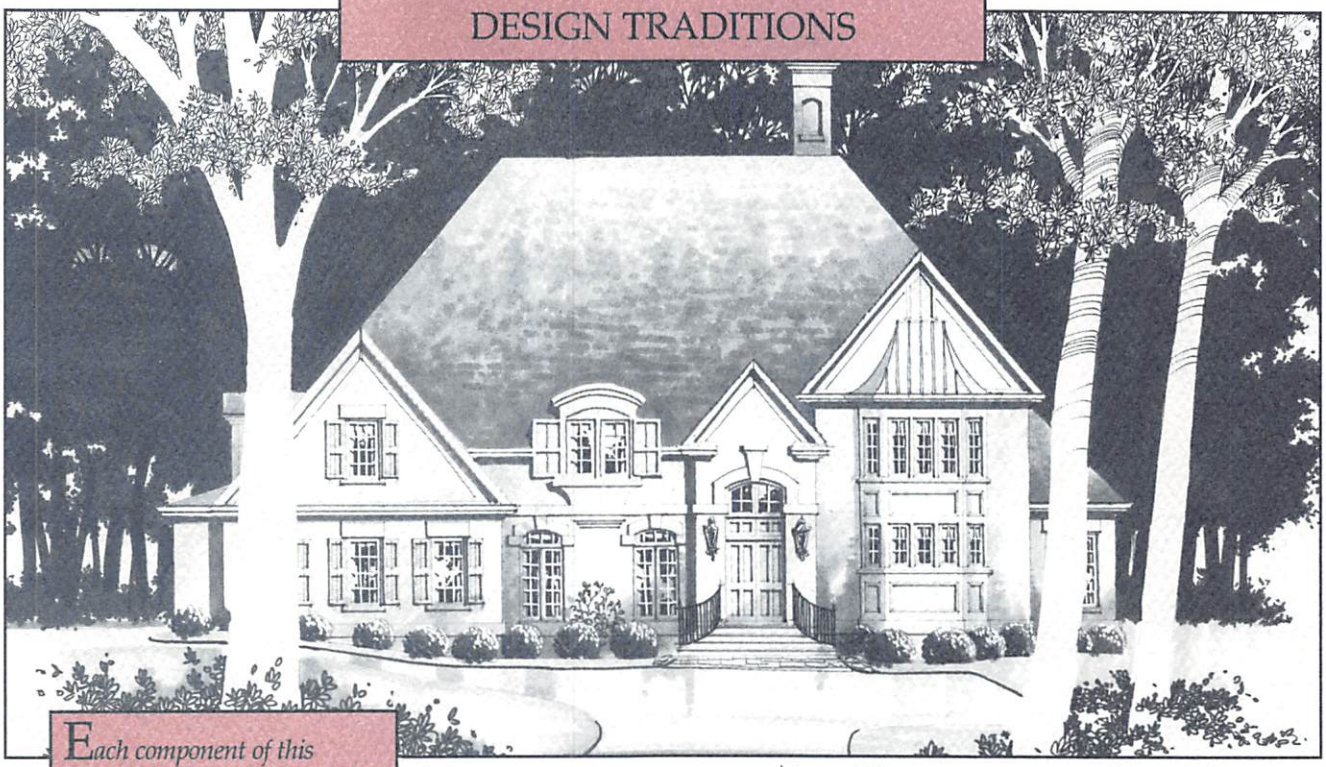
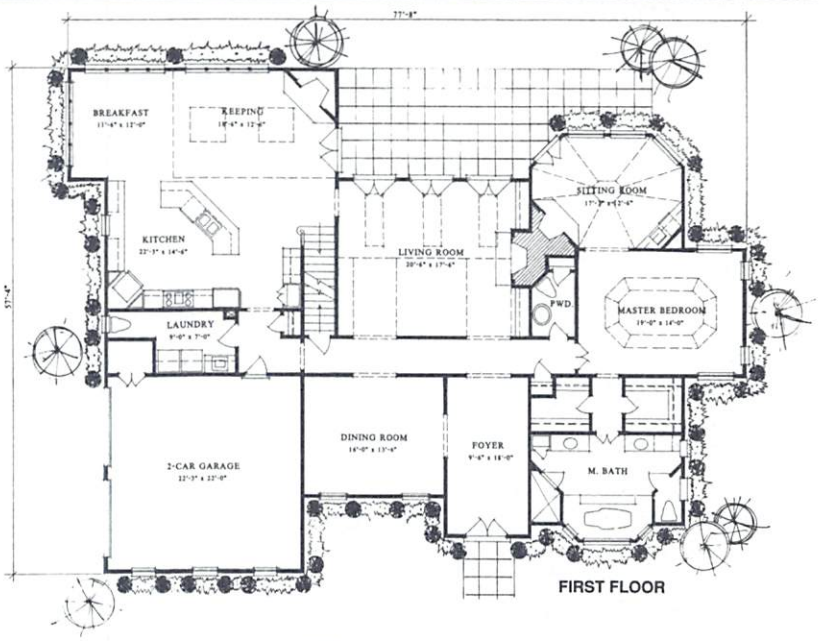
DESIGN TRADITIONS

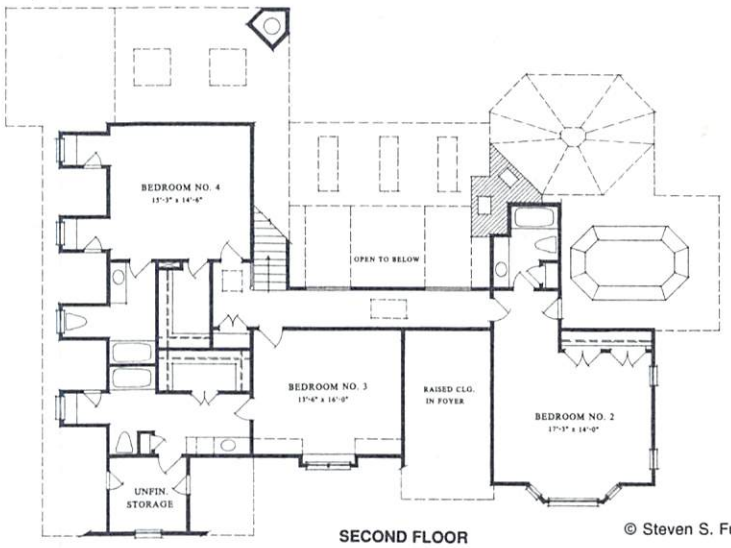


Each component of this home's elevation is designed to be unique yet complementary in its display of French charm. The interior of the home is filled with amenities suited for today's lifestyles. The foyer, dining room, and vaulted living room provide ideal traffic patterns. The master suite offers a luxurious bath and cozy retreat complete with its own fireplace and wet bar. Access to the patio is through the vaulted sitting room. The kitchen, breakfast room, and keeping room offer a unique and comfortable living arrangement highlighted by a corner fireplace. Second-floor living space includes three spacious bedrooms, each with private bath.

DESIGN: EA119
BEDROOMS: 4
BATHROOMS: 5
FIRST FLOOR: 2771 Sq. Ft.
SECOND FLOOR: 1420 Sq. Ft.
TOTAL: 4191 Sq. Ft.
PRICE: $350.00



FIRST FLOOR



SECOND FLOOR

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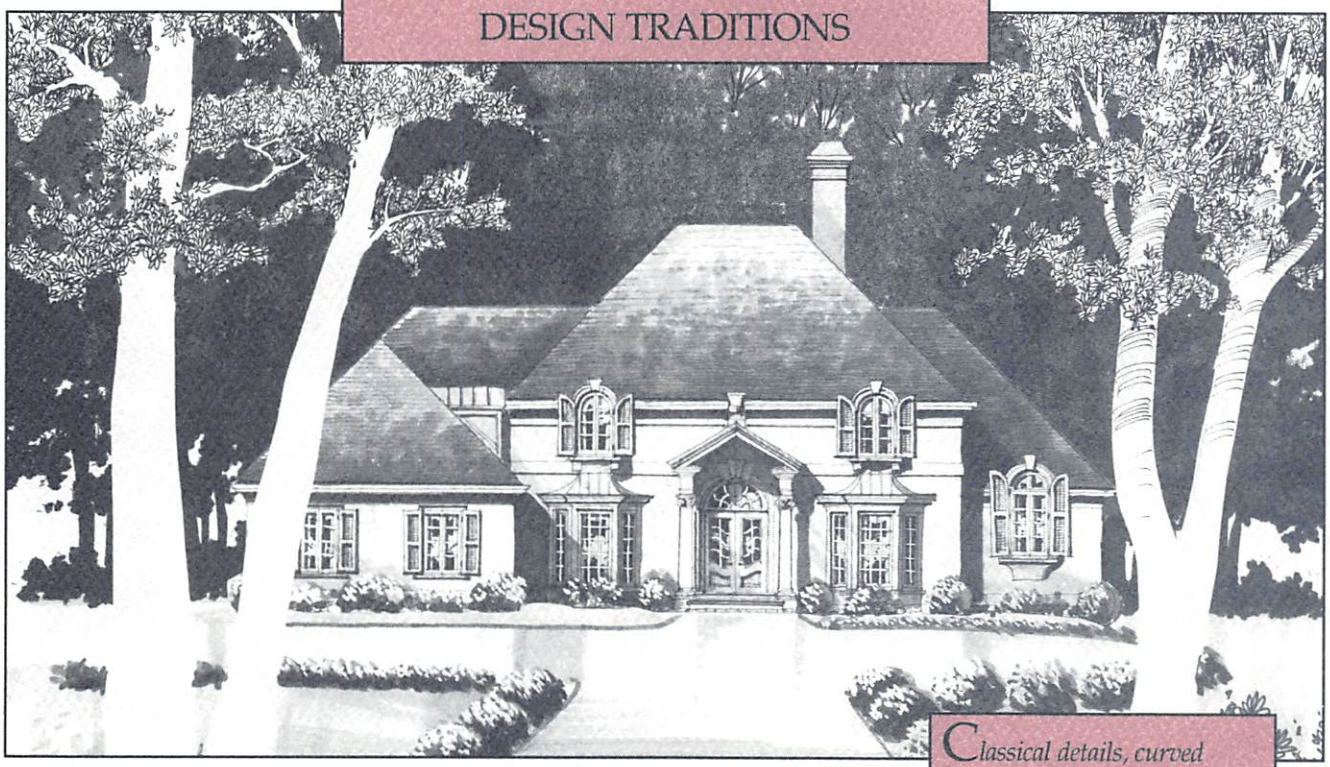
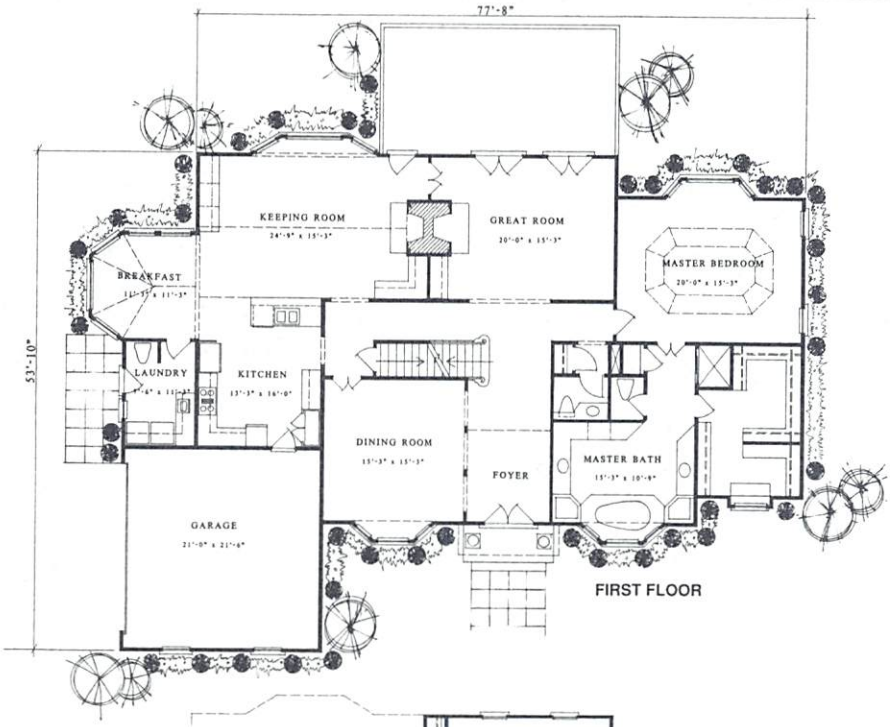
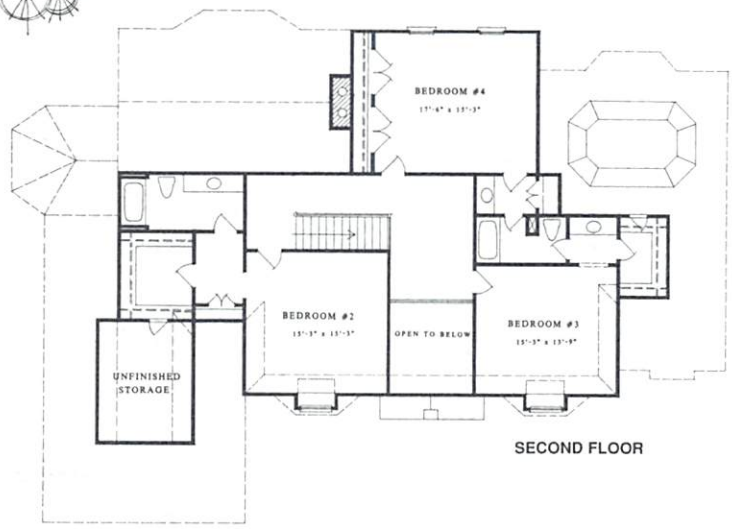




FIRST FLOOR



SECOND FLOOR

Classical details, curved dormer windows, and stucco walls frame the double French-door entry of this home. Inside, a central stair, positioned for common access to all areas of the home, accents the foyer and great room beyond. The great room in this setting offers an opportunity for formal entertaining with views and use of the patio in back while the adjacent vaulted keeping room provides the casual family room lifestyle necessary today. The first-floor master bedroom with a spacious bath and closet layout provides a private retreat. Three large bedrooms, one with a private bath, complete the second-floor living space.

DESIGN: EA107
BEDROOMS: 4
BATHROOMS: 4
FIRST FLOOR: 2710 Sq. Ft.
SECOND FLOOR: 1493 Sq. Ft.
TOTAL: 4203 Sq. Ft.
PRICE: $350.00

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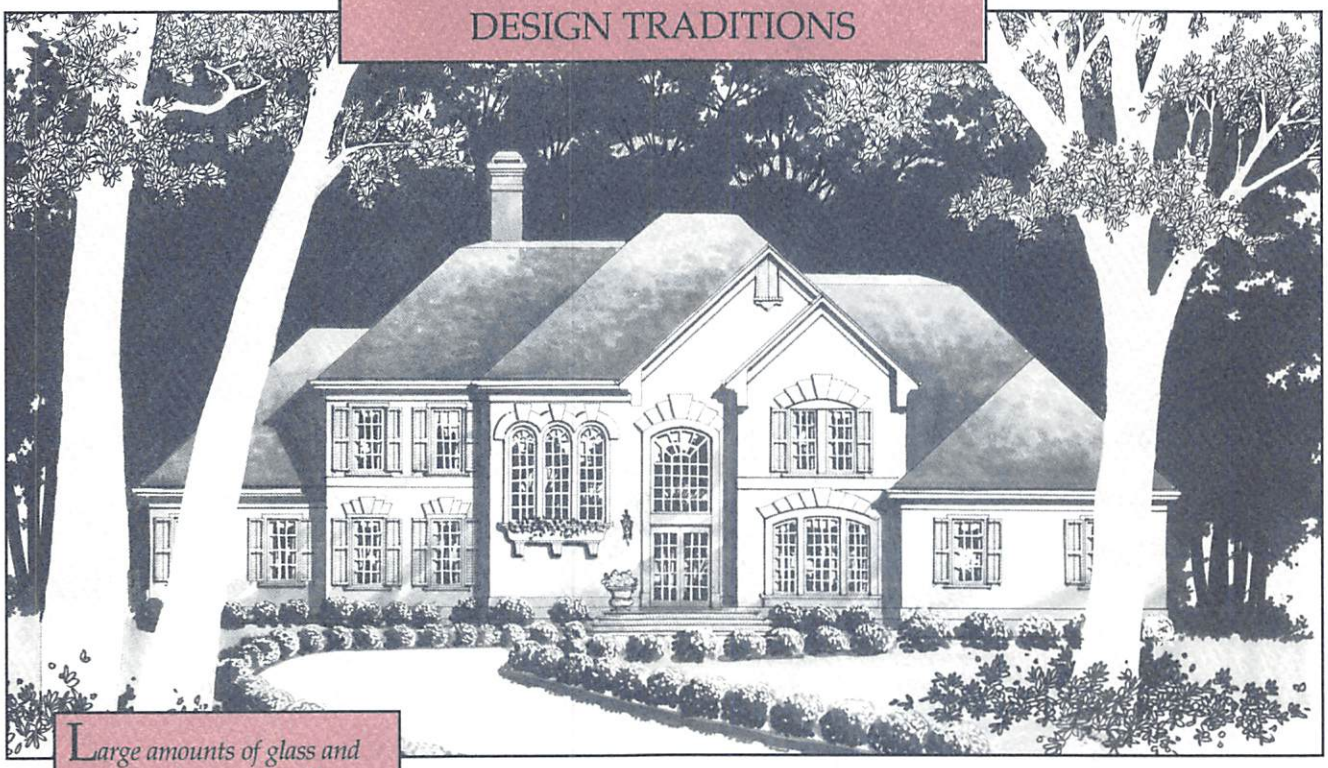
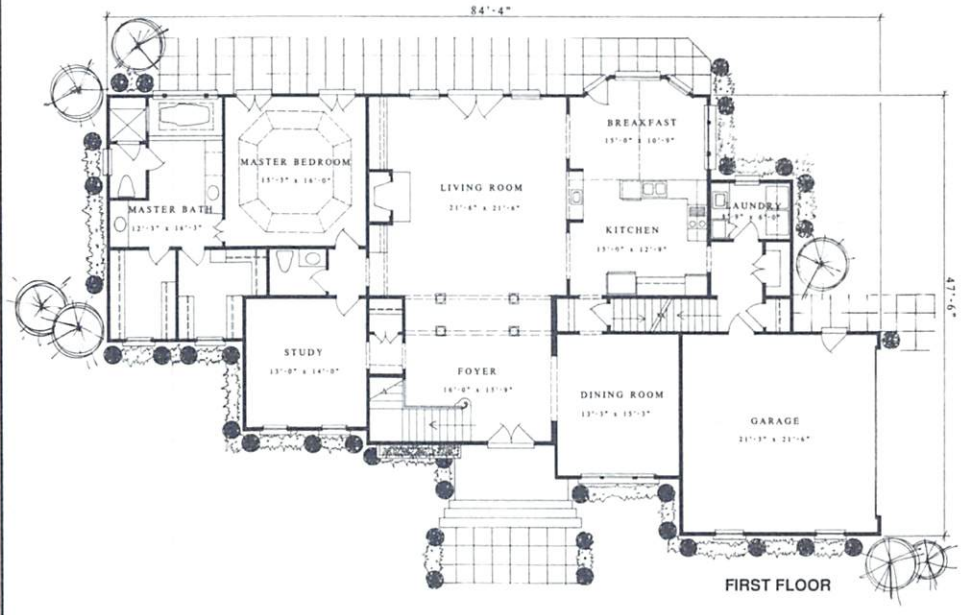
DESIGN TRADITIONS

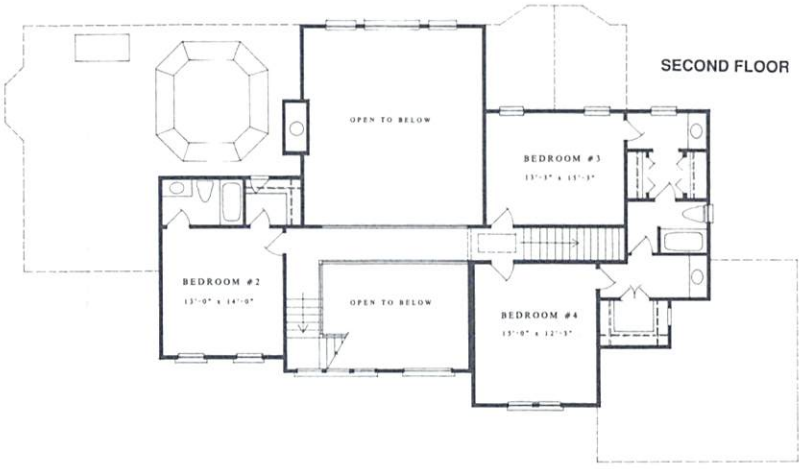


Large amounts of glass and ornamental stucco detailing complement the width of this home. Advantageous in design, the large width, yet shallow depth, create the impression of a much larger home. The two-story foyer opens up to a grand entry not seen in most homes; accented by the open stair, triple arched windows, a gallery above, and view to the dining room, the foyer continues to the two-story living room beyond. The large master bedroom suite features two walk-in closets, a bath with separate shower and tub, and an adjacent study. Two staircases lead to the second-floor living space which includes three bedrooms with private baths.

DESIGN: EA114
BEDROOMS: 4
BATHROOMS: 4
FIRST FLOOR: 2461 Sq. Ft.
SECOND FLOOR: 1114 Sq. Ft.
TOTAL: 3575 Sq. Ft.
PRICE: $350.00



FIRST FLOOR



SECOND FLOOR

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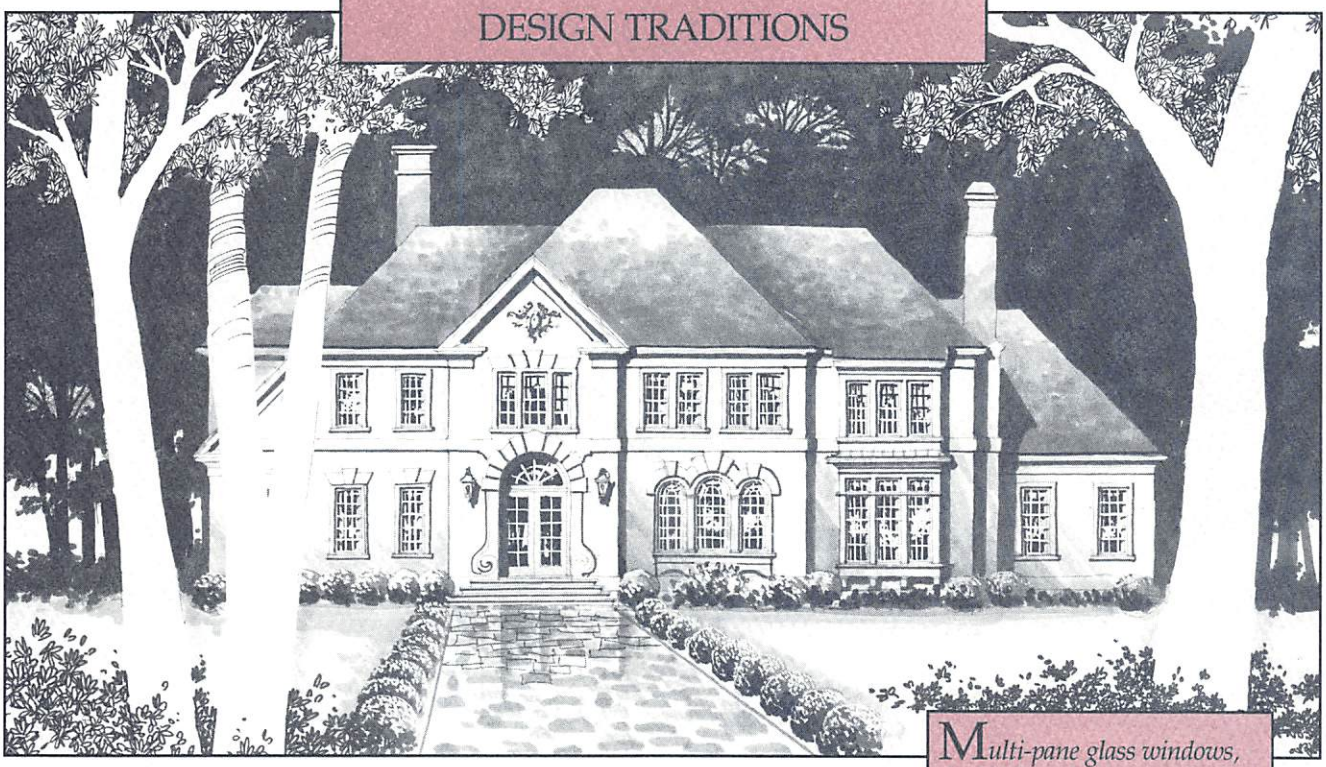
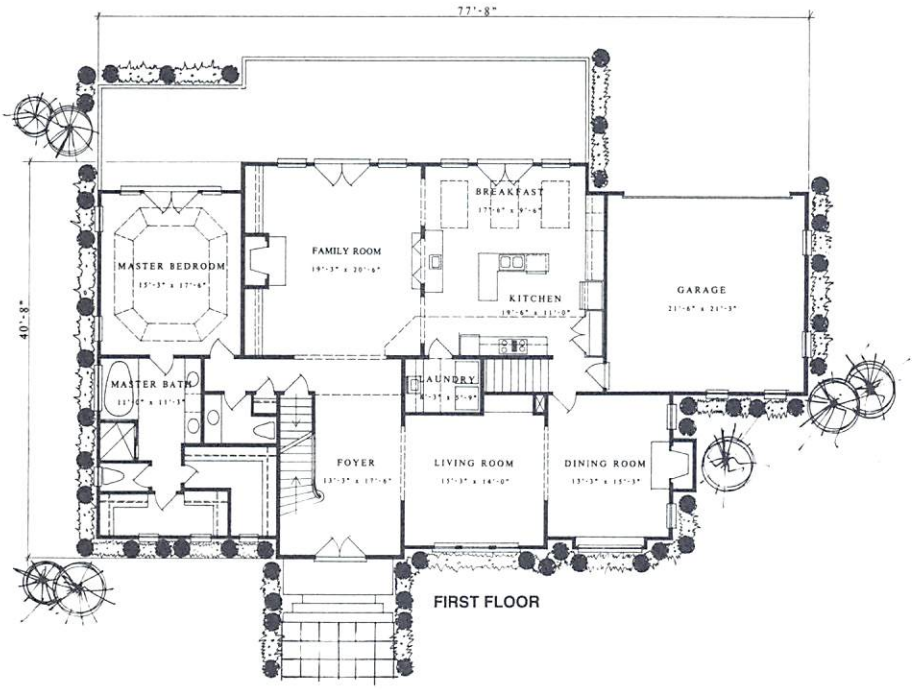
DESIGN TRADITIONS

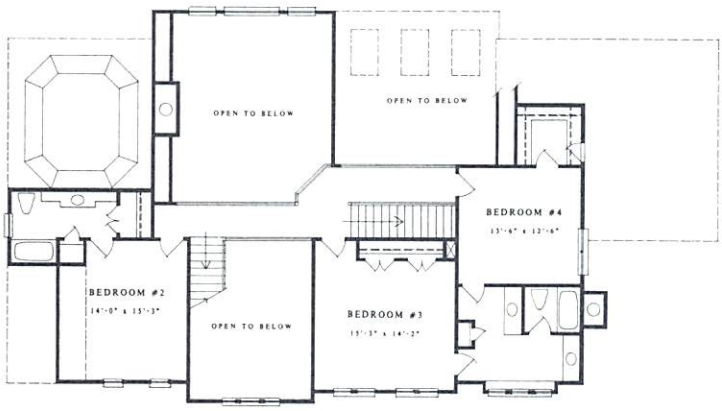




FIRST FLOOR

Multi-pane glass windows, double French doors, and ornamental stucco detailing are complementary elements on the facade of this home. An impressive two-story foyer opens to the formal living and dining rooms. Natural light is available through the attractive windows in each room. The kitchen features a pass-thru to the two-story family room and an adjoining sky-lit breakfast room. The first-floor master suite offers an elegant vaulted bedroom ceiling, a bath with twin vanities, a separate shower and tub, and two spacious walk-in closets.

DESIGN: EA105
BEDROOMS: 4
BATHROOMS: 4
FIRST FLOOR: 2420 Sq. Ft.
SECOND FLOOR: 1146 Sq. Ft.
TOTAL: 3566 Sq. Ft.
PRICE: $350.00



SECOND FLOOR

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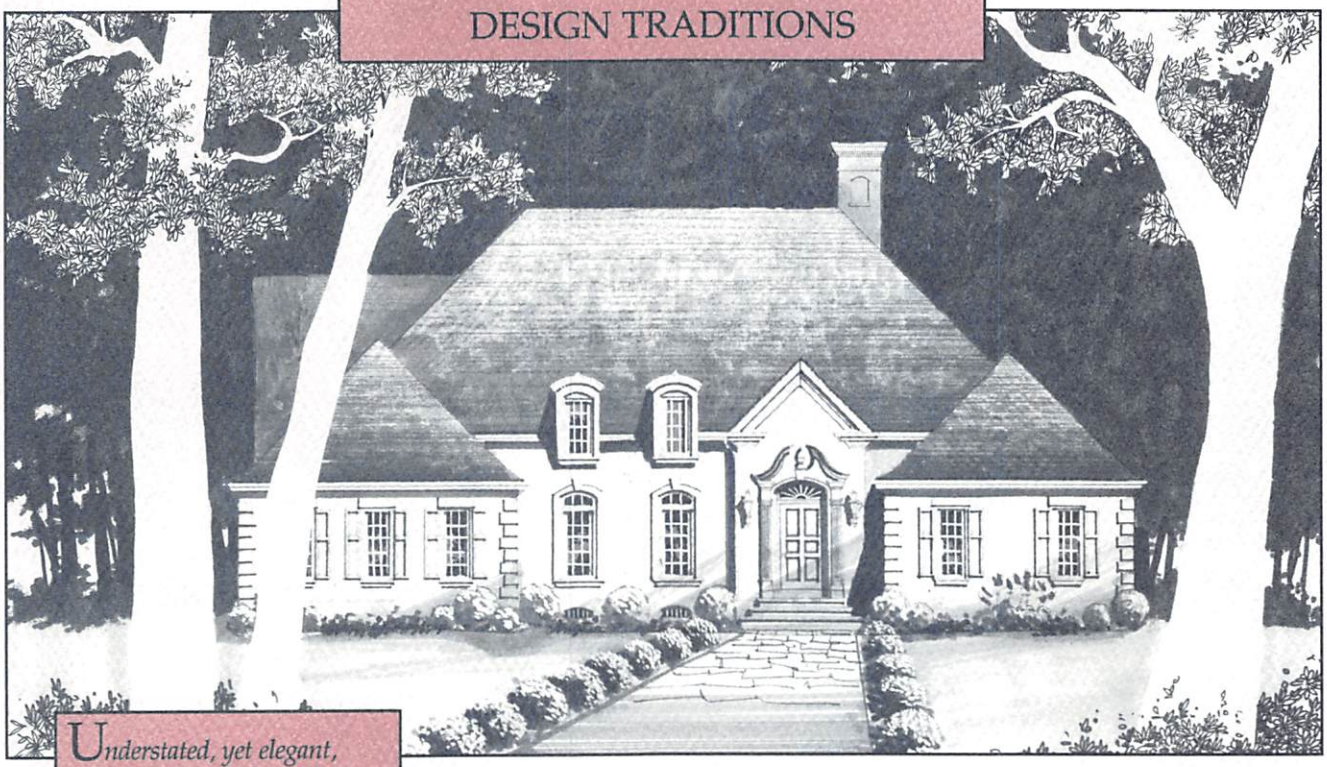
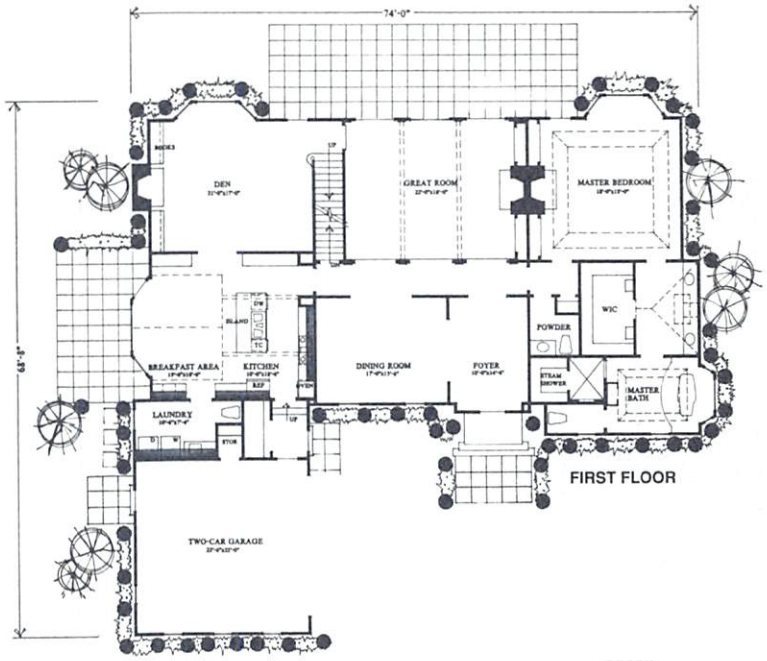
DESIGN TRADITIONS



Understated, yet elegant, describes the exterior of this one-and-a-half-story French villa. The great room and den feature a fireplace and access to the rear patio. The galley-style kitchen overlooks the vaulted breakfast room which opens to a spacious den with a fireplace, built-in bookshelves, and bay window. The master suite, with convenient access to the patio, has a vaulted dressing area as well as a sunken garden tub and sauna/shower area. Upstairs are four large bedrooms, each with a spacious walk-in closet.

DESIGN: EA108
BEDROOMS: 5
BATHROOMS: 6
FIRST FLOOR: 2929 Sq. Ft.
SECOND FLOOR: 1624 Sq. Ft.
TOTAL: 4553 Sq. Ft.
PRICE: $350.00



FIRST FLOOR

SECOND FLOOR

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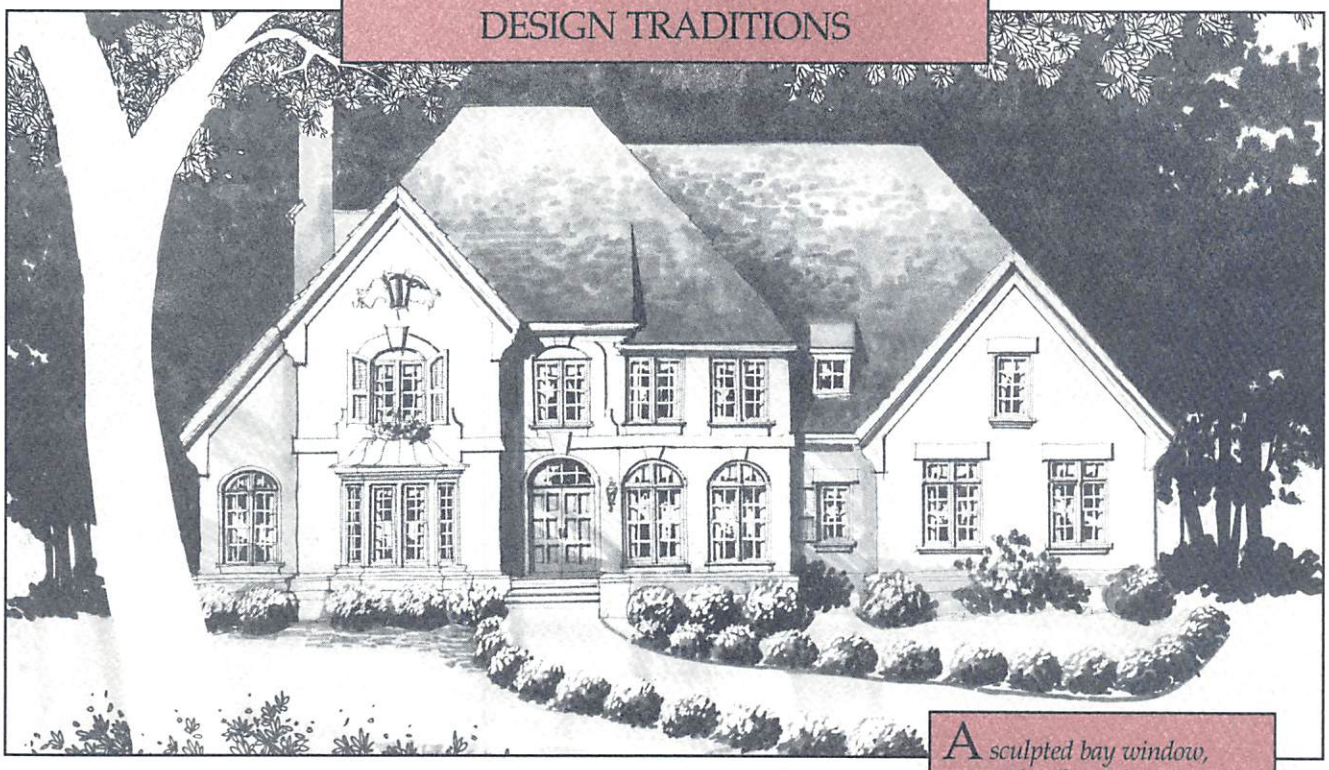
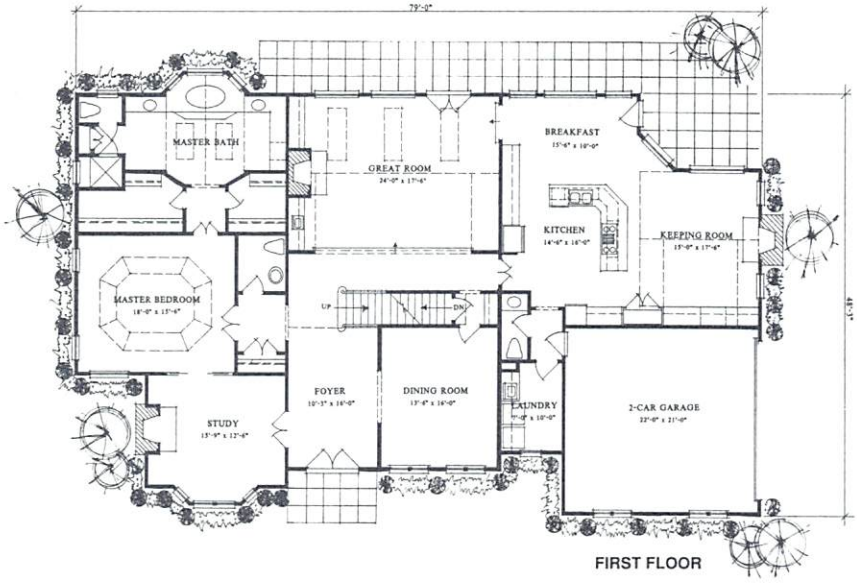
DESIGN TRADITIONS





FIRST FLOOR

SECOND FLOOR

A sculpted bay window, stucco details, and various roof planes add appeal to this French estate. The large dining room and study off the foyer provide the opportunity for formal receiving or entertaining. The spacious kitchen, breakfast room, and keeping room offer a unique arrangement which complements casual living. Centrally located for use as either a formal living or family room is the great room. The master bedroom is conveniently, yet privately, situated to take advantage of the adjacent study. A vaulted master bath and separate closets are highlights. The second-floor living space includes five spacious bedrooms; the fifth could be used as a recreation room.

DESIGN: EA113
BEDROOMS: 5
BATHROOMS: 5
FIRST FLOOR: 2832 Sq. Ft.
SECOND FLOOR: 1664 Sq. Ft.
TOTAL: 4496 Sq. Ft.
PRICE: $350.00

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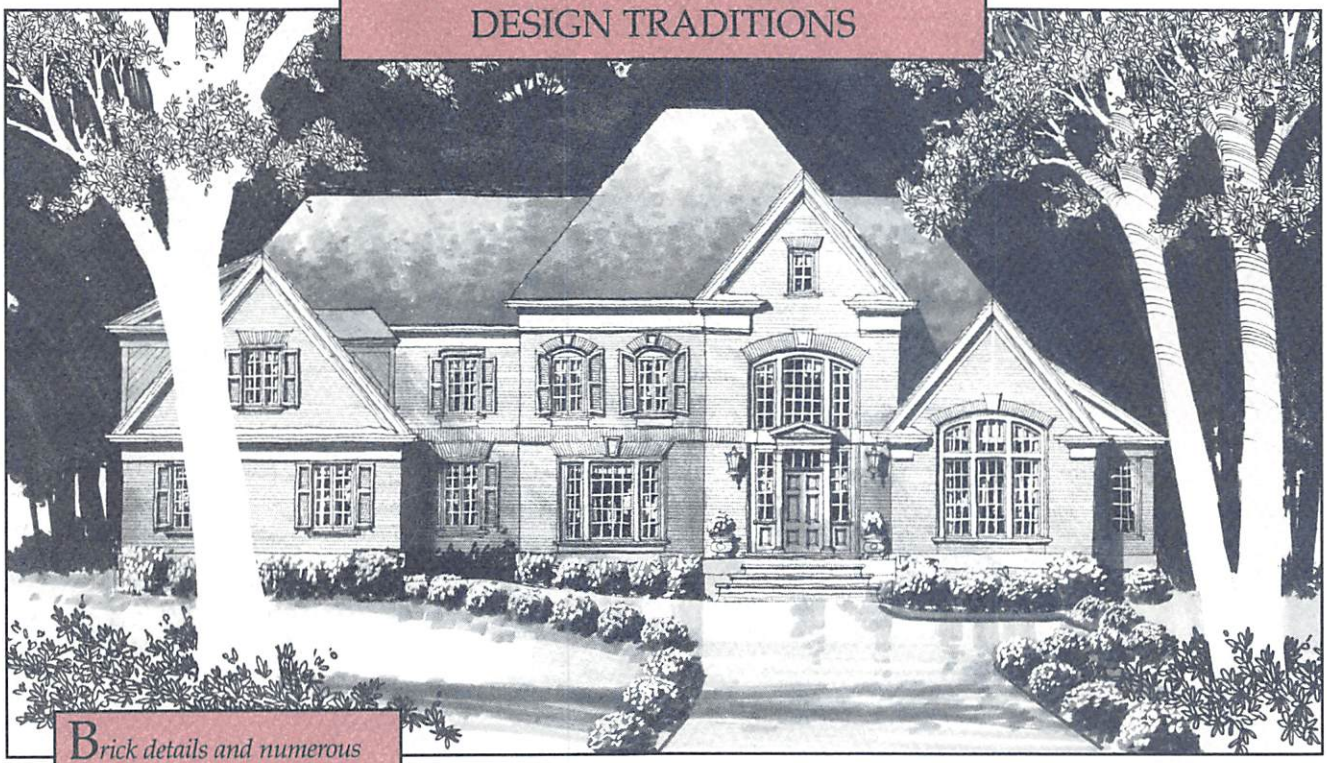
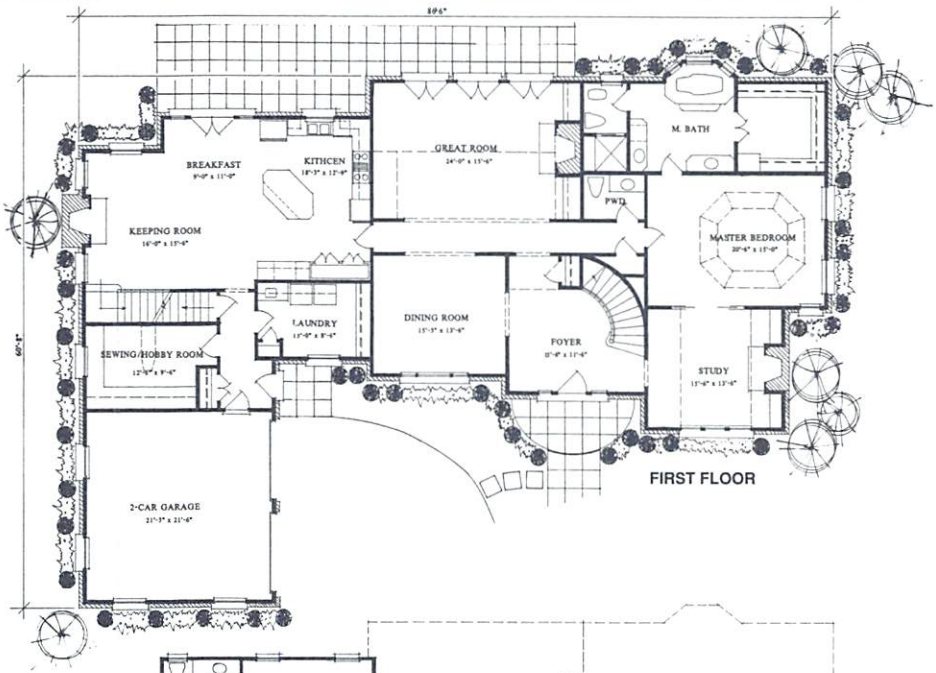
DESIGN TRADITIONS

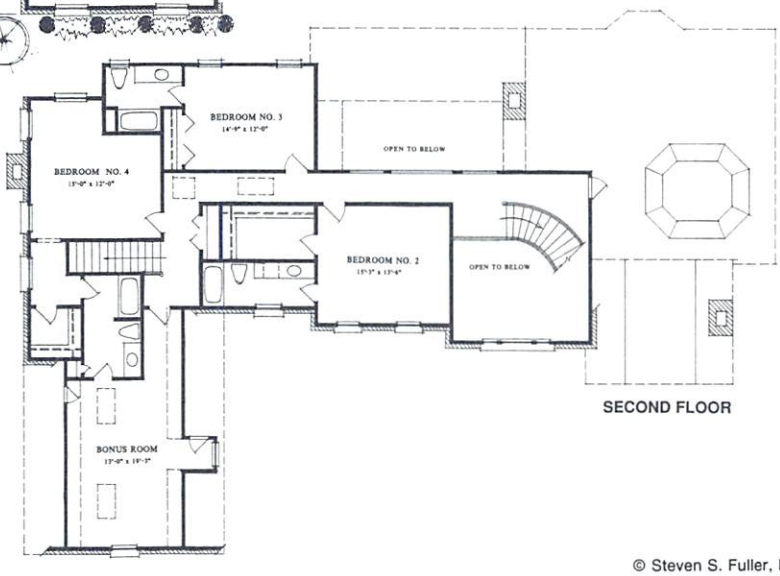


Brick details and numerous glass windows add to the glamour of this home. A sweeping curved stair highlights a well-lit, two-story foyer which leads to the formal dining room and study. The master suite provides a secluded retreat with the opportunity to include the study as part of its environment with access through pocket doors. The kitchen, breakfast room, and keeping room arrangement is well-suited for family lifestyle and entertaining. A back staircase offers three private bedrooms on the second floor easy access to the living areas below. An added amenity upstairs is a bonus room or children's den.

DESIGN: EA121
BEDROOMS: 4
BATHROOMS: 5
FIRST FLOOR: 2888 Sq. Ft.
SECOND FLOOR: 1742 Sq. Ft.
TOTAL: 4630 Sq. Ft.
PRICE: $350.00



FIRST FLOOR



SECOND FLOOR

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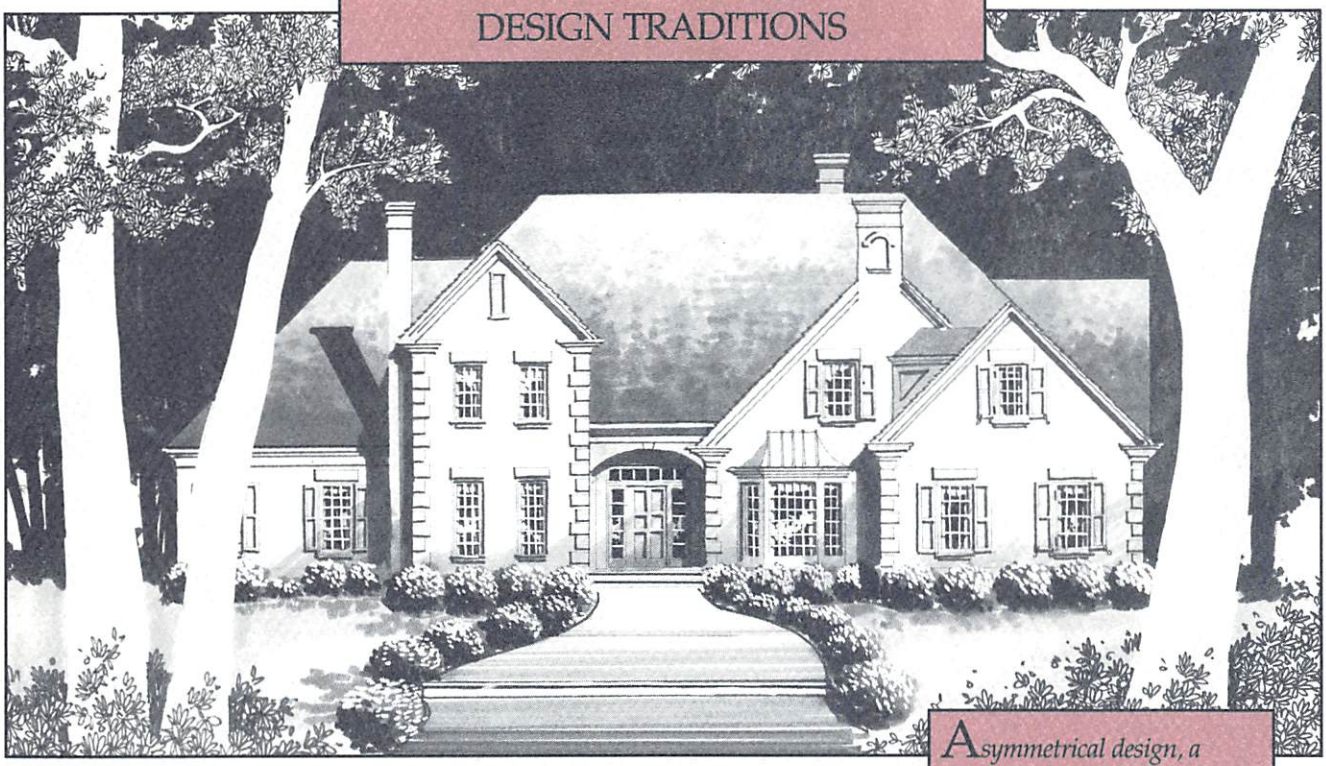
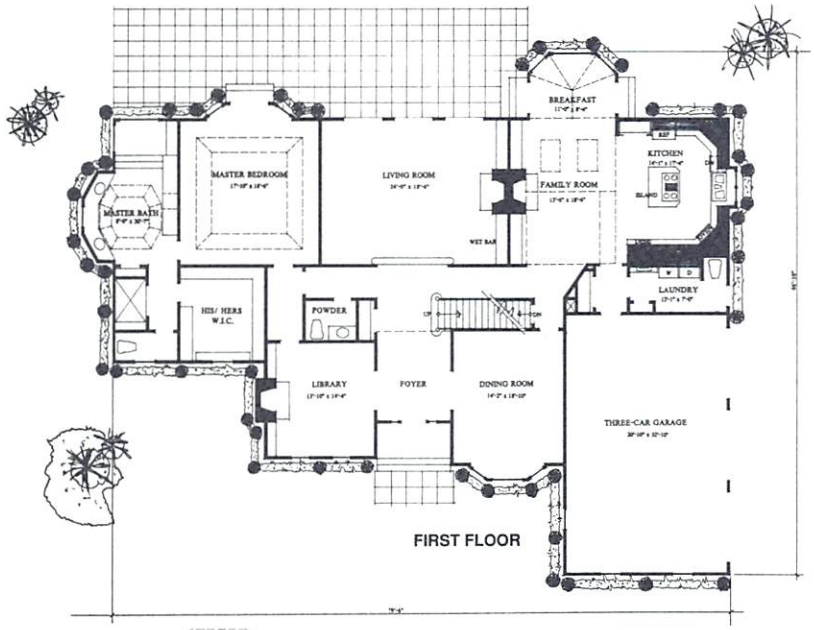
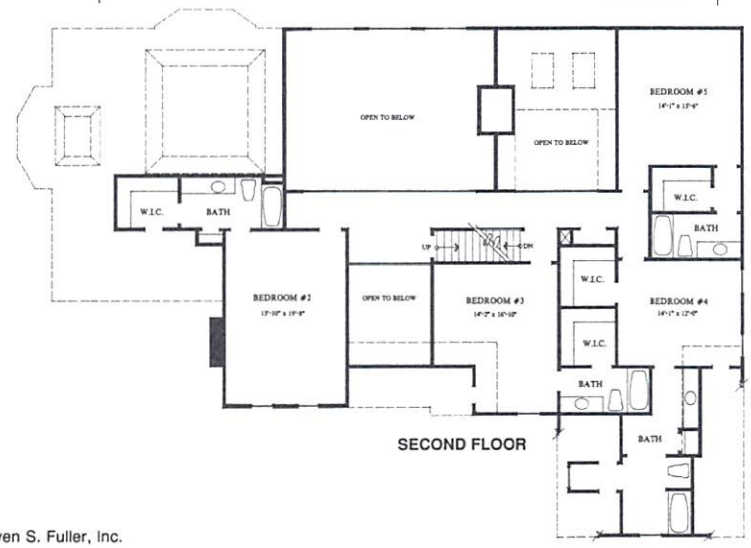




FIRST FLOOR



SECOND FLOOR

Asymmetrical design, a recessed entry, and chimney details create the tasteful European character of this home. The gracious foyer opens to the dining room and library while offering a direct view to the two-story living room with a fireplace, wetbar, and expansive windows. The huge kitchen features numerous amenities including an island cooktop and built-in desk and opens to the vaulted breakfast and family rooms. The master suite is accented with an arrangement of French doors and windows. The open second-floor gallery offers an additional spacious feeling to the four large bedrooms.

DESIGN: EA111
BEDROOMS: 5
BATHROOMS: 6
FIRST FLOOR: 2951 Sq. Ft.
SECOND FLOOR: 1805 Sq. Ft.
TOTAL: 4756 Sq. Ft.
PRICE: $350.00

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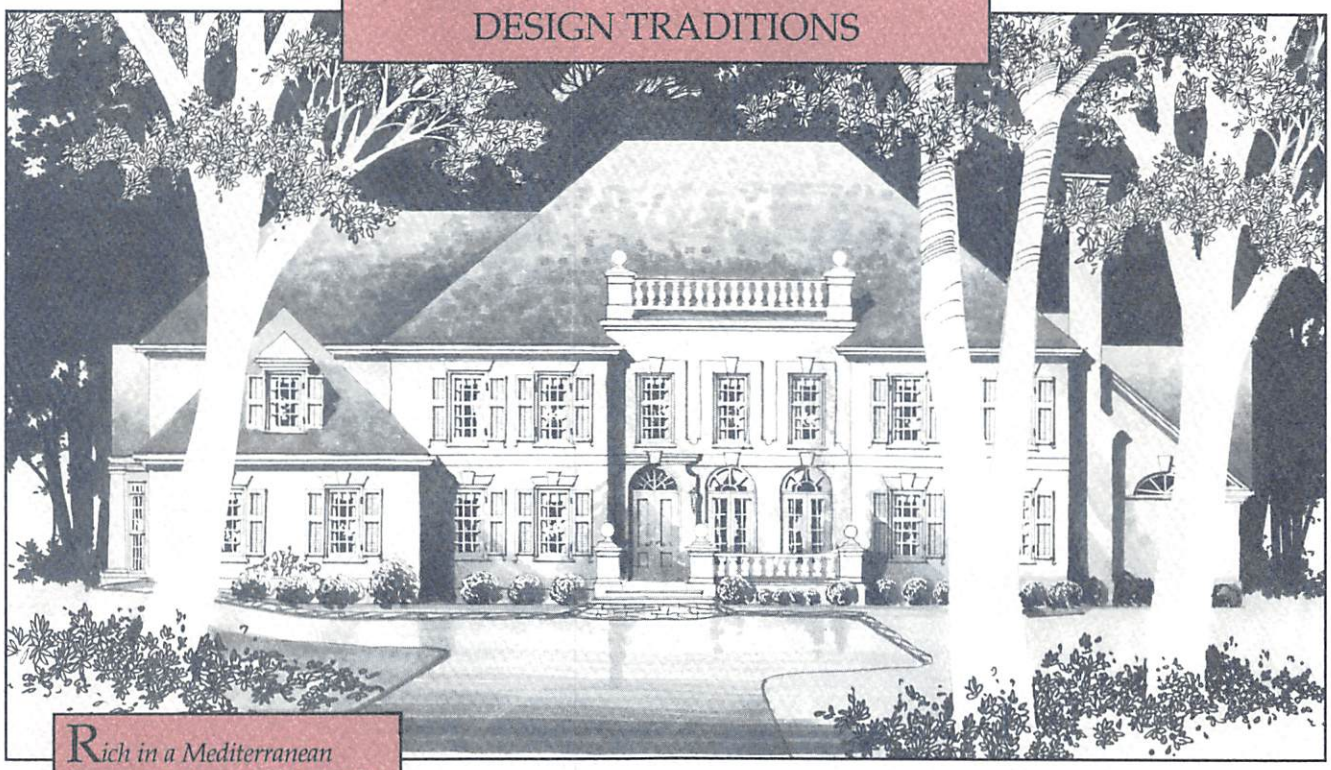
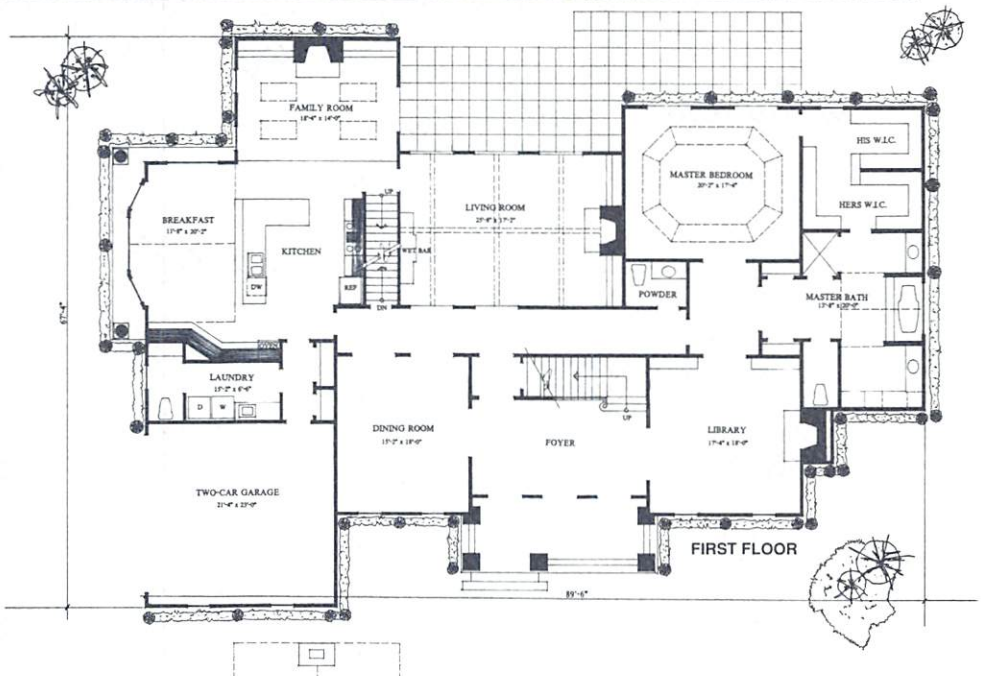
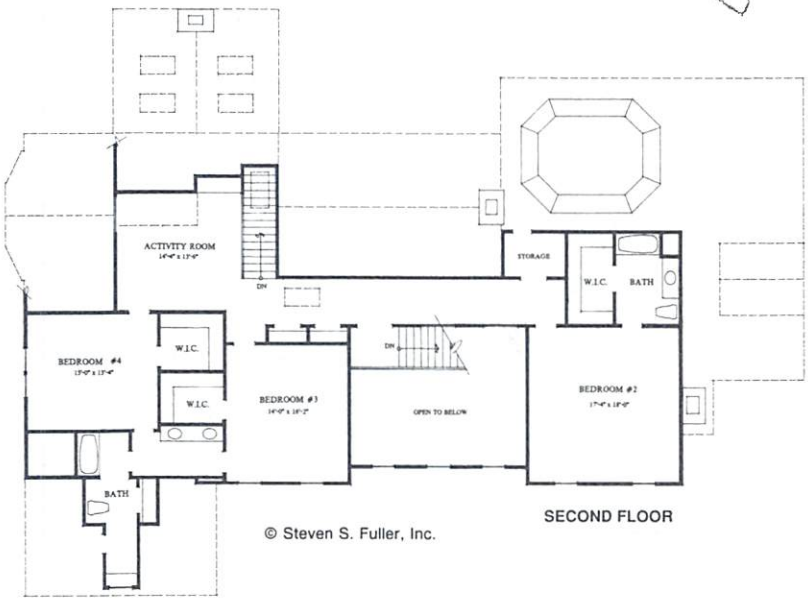
DESIGN TRADITIONS



Rich in a Mediterranean flavor, the entry terrace creates a grand and welcoming environment to this stucco home. A two-story foyer is accented with a beautifully detailed staircase and flanked by a dining room and library. Beyond, a vaulted living room with access to the patio is an ideal location for indoor/outdoor entertaining. The family room is adjacent to the large vaulted breakfast area and a spacious kitchen. The unique master suite has large His and Hers closets, vaulted bath, and access to the library. Upstairs are three more bedrooms and an activity room conveniently located above the back staircase for access to the kitchen and family room below.

DESIGN: EA118
BEDROOMS: 4
BATHROOMS: 4
FIRST FLOOR: 3721 Sq. Ft.
SECOND FLOOR: 1781 Sq. Ft.
TOTAL: 5502 Sq. Ft.
PRICE: $350.00





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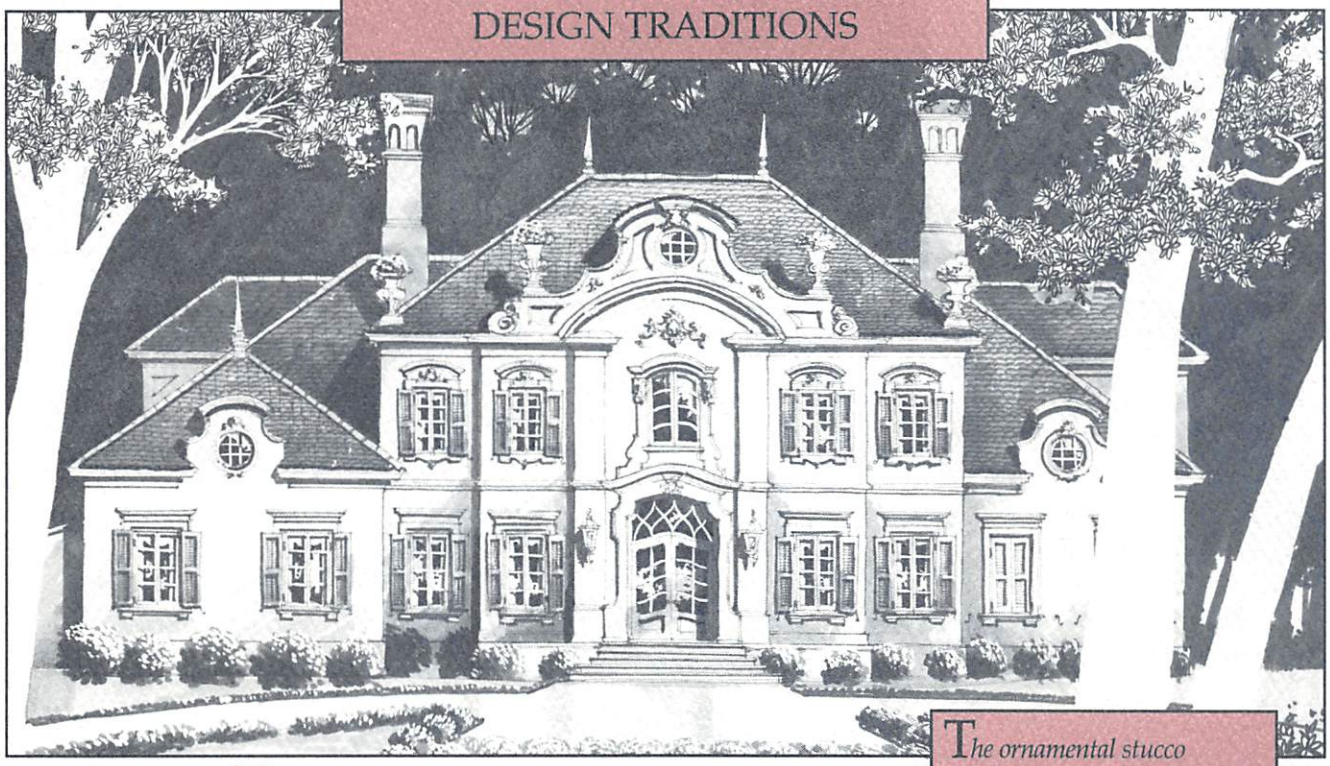
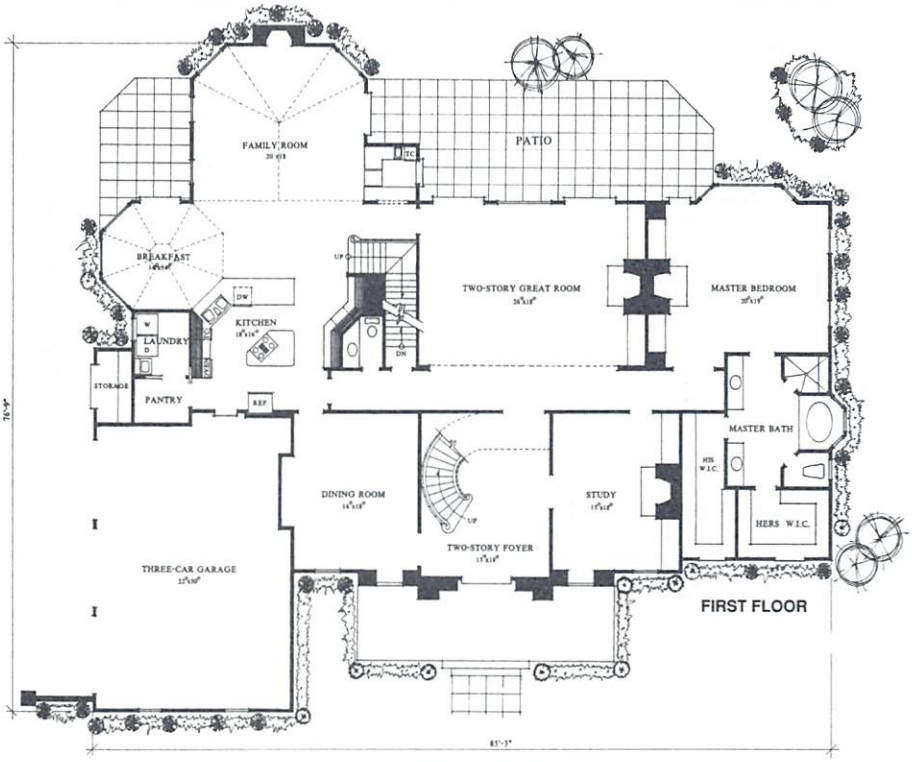
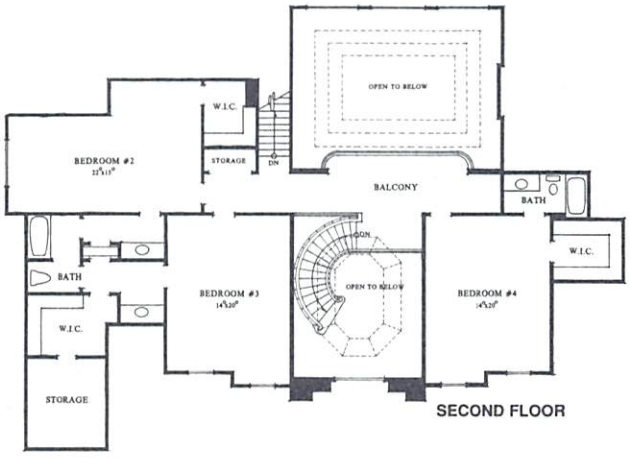
DESIGN TRADITIONS





FIRST FLOOR



SECOND FLOOR

The ornamental stucco detailing on this home creates an old-world Mediterranean charm and complements its strength and prominence. The two-story foyer with sweeping curved stair opens to the large formal dining room and study. The master suite, offering convenient access to the study, is complete with fireplace, His and Hers walk-in closets, and bath with twin vanities and separate shower and tub. The two-story great room overlooks the rear patio. A large kitchen with island workstation opens to an octagonal-shaped breakfast room and the family room. A staircase located off the family room provides additional access to the three second-floor bedrooms.

DESIGN: EA120
BEDROOMS: 4
BATHROOMS: 4
FIRST FLOOR: 3464 Sq. Ft.
SECOND FLOOR: 1525 Sq. Ft.
TOTAL: 4990 Sq. Ft.
PRICE: $350.00

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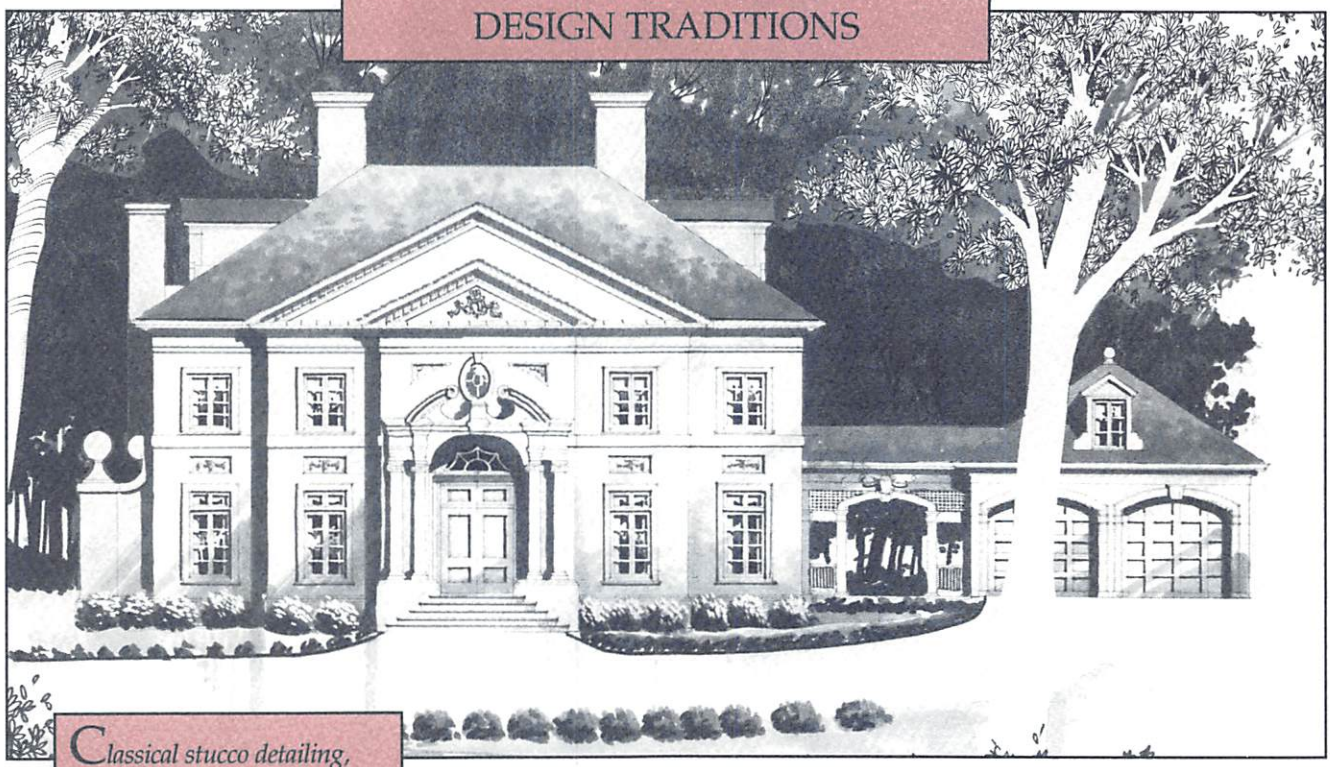
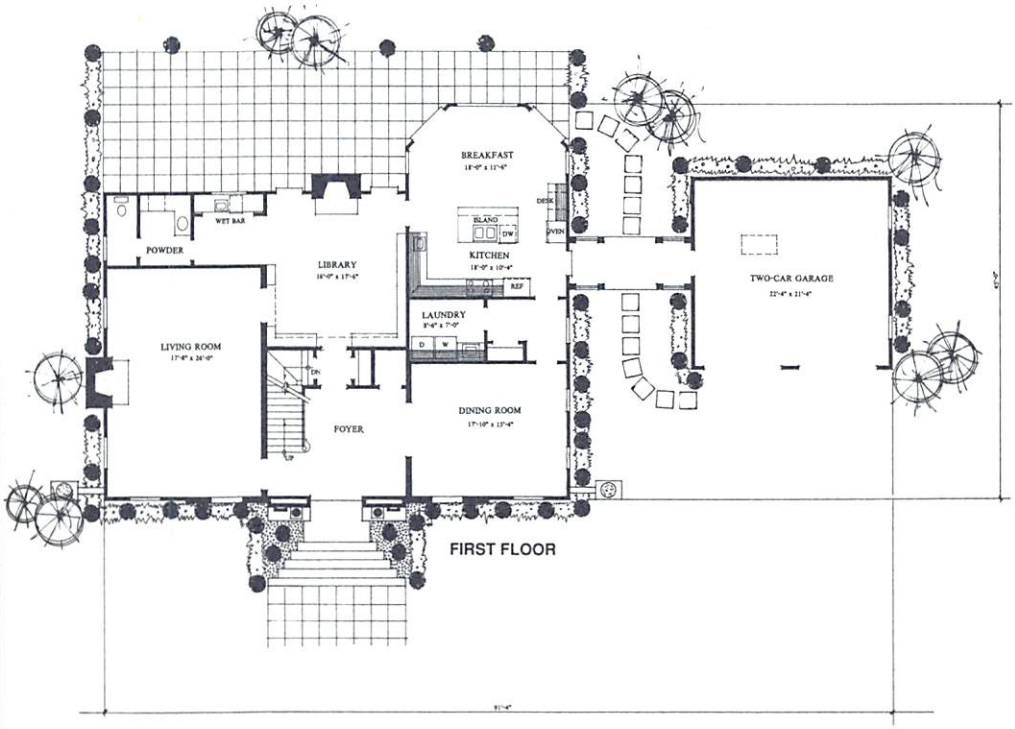
DESIGN TRADITIONS

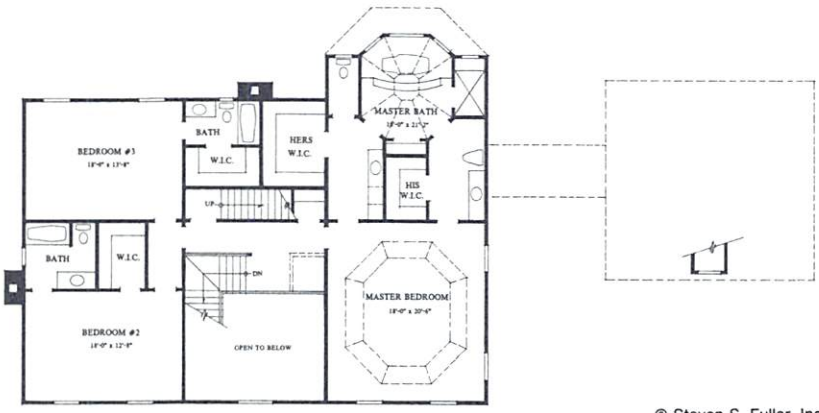


Classical stucco detailing, symmetrical shape, and the formal entrance design give this home its traditional and timeless style. The detached garage with a connecting breezeway adds charm to its stately character. The large two-story foyer is accented by a winding staircase and cased openings to the dining room, living room, and library. The large kitchen and breakfast area offers access to the patio through double French doors. The master suite and two large bedrooms maximize the second-floor space. The master suite offers private His and Hers vanities and closet areas with a common garden tub area.

DESIGN: EA115
BEDROOMS: 3
BATHROOMS: 4
FIRST FLOOR: 2034 Sq. Ft.
SECOND FLOOR: 1759 Sq. Ft.
TOTAL: 3783 Sq. Ft.
PRICE: $350.00



FIRST FLOOR



SECOND FLOOR

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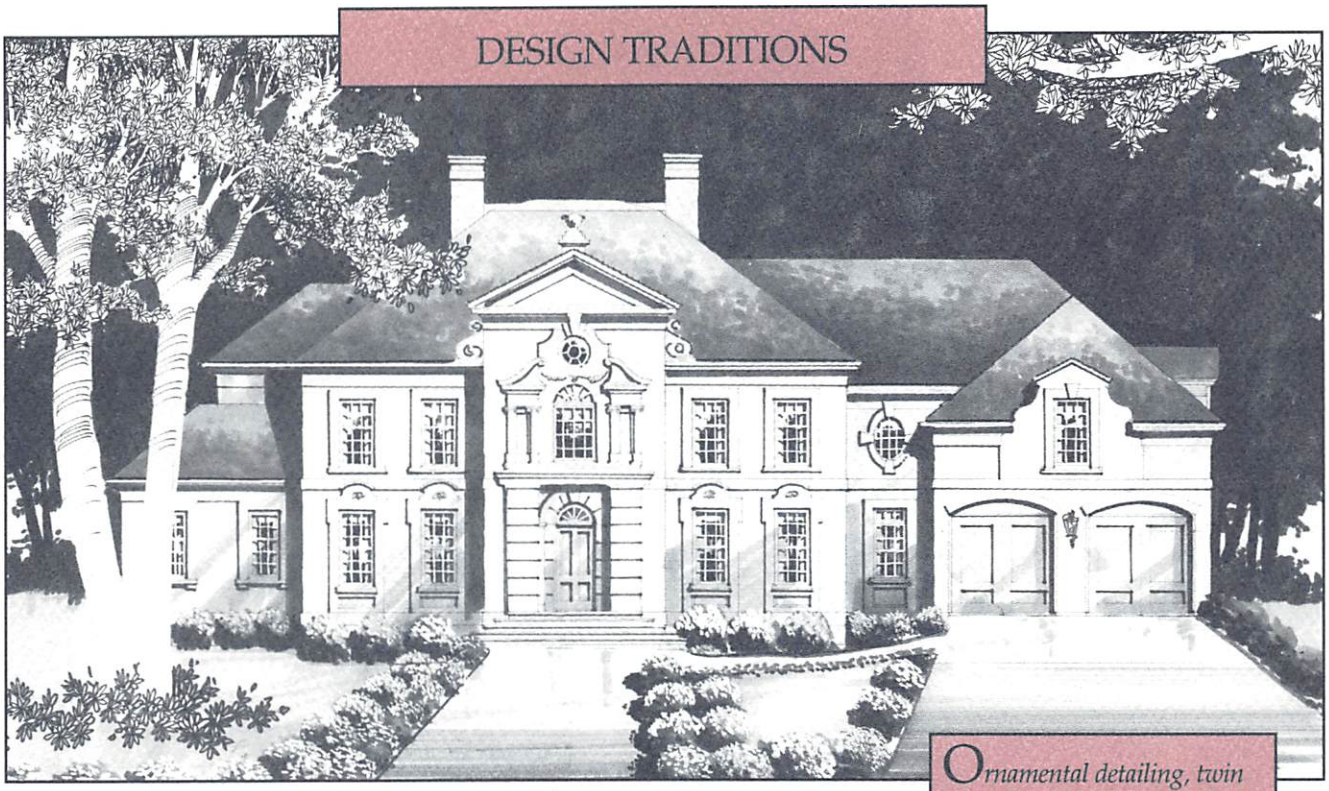
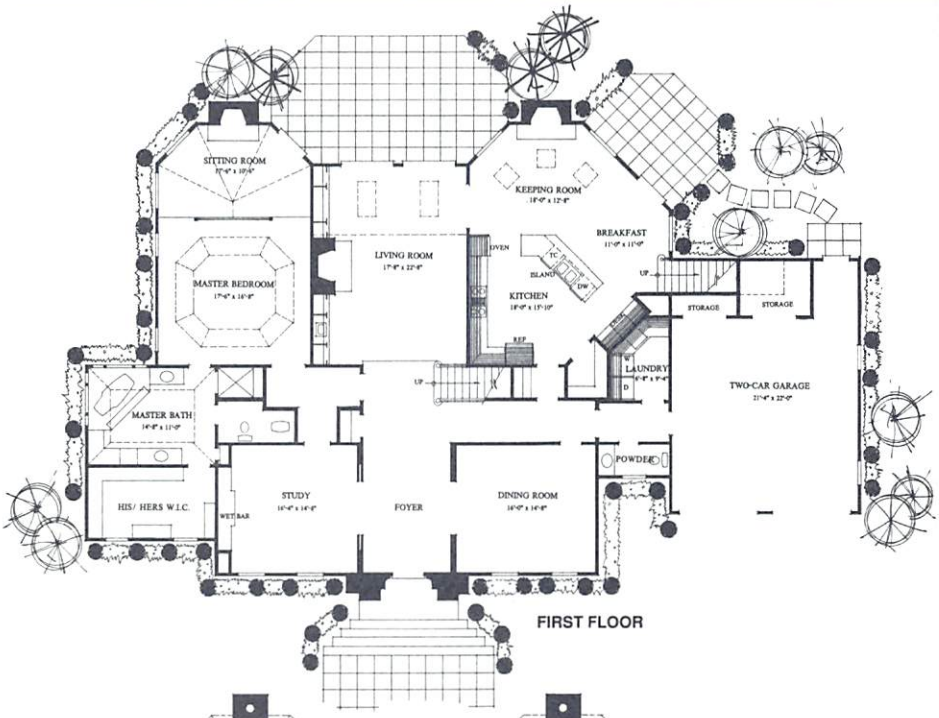
DESIGN TRADITIONS



Ornamental detailing, twin chimneys and brick exterior contribute to the grand image of this home. The two-story foyer opens to an adjacent dining room, study with wetbar, and spacious living room with fireplace. An open rail from the gallery above looks down on the foyer and living room below. The master suite, with garden tub bath, large closets, sitting room, and convenient access to the study provides all the amenities of a fine retreat. The kitchen is situated in a functional arrangement with the breakfast area and keeping room. Three second-floor bedrooms each offer walk-in closets and private baths. Space over the garage may be finished to offer future guest quarters.

DESIGN: EA106
BEDROOMS: 4
BATHROOMS: 5
FIRST FLOOR: 2959 Sq. Ft.
SECOND FLOOR: 1326 Sq. Ft.
TOTAL: 4385 Sq. Ft.
PRICE: $350.00



FIRST FLOOR

SECOND FLOOR

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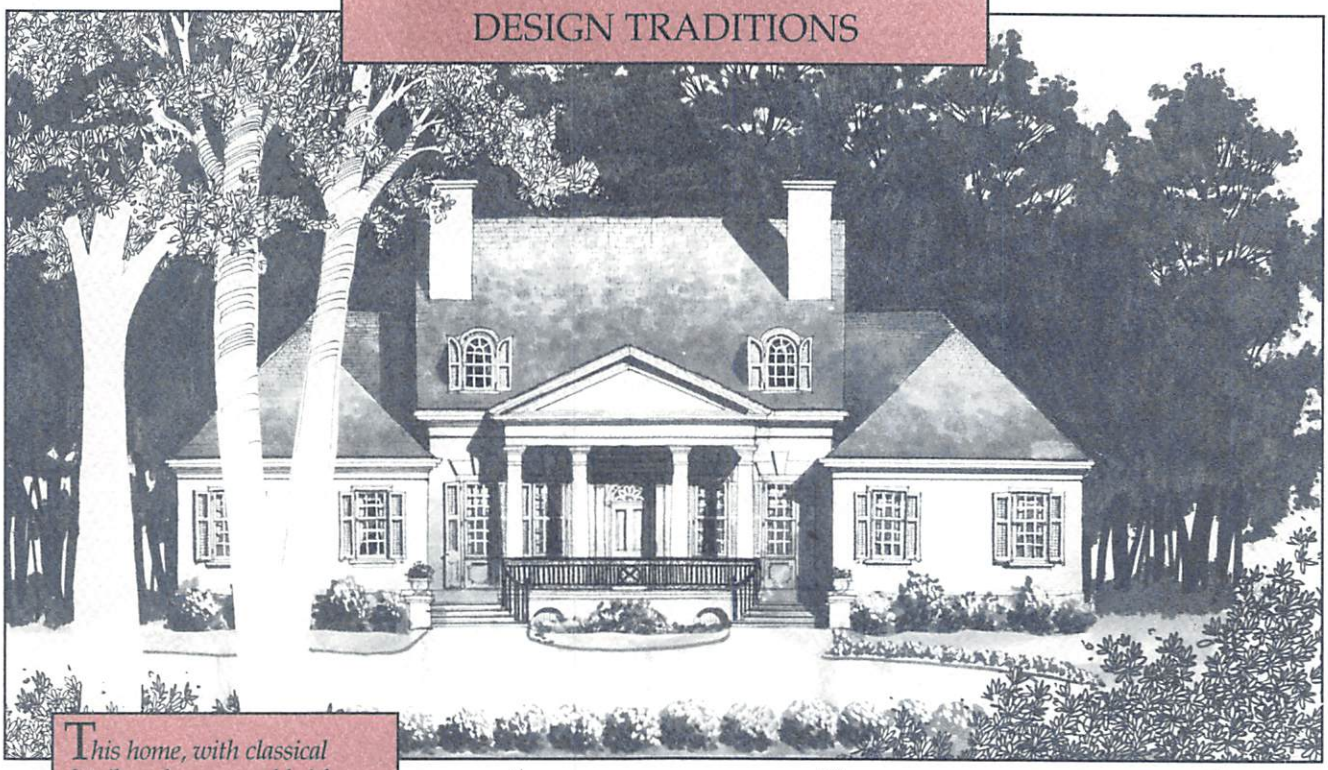
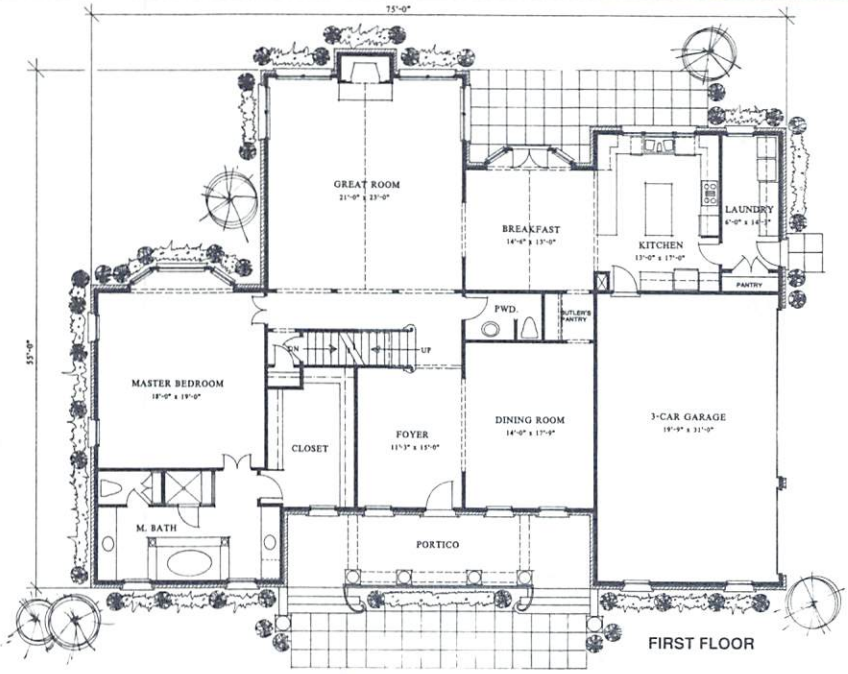
DESIGN TRADITIONS

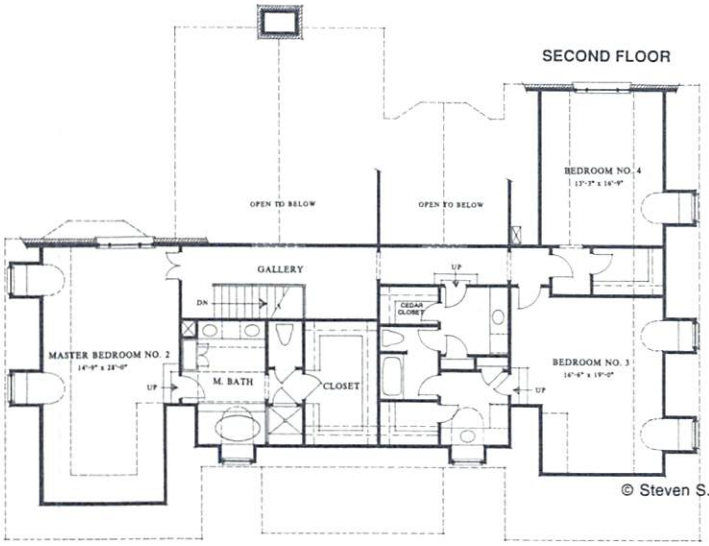


This home, with classical details, columns, and brick exterior, is a timeless display of Traditional architecture. Through a covered portico, the foyer opens to a formal dining room and offers a view beyond to the vaulted great room. The side view of the stair provides a gentle accent to adjacent rooms. Both the vaulted great room and breakfast room open to a second-floor gallery. The master suite is secluded in a private setting complete with garden bath and a large walk-in closet. Three additional bedrooms are on the second floor; one with a window seat and a luxurious bath could be used as a guest suite. Two other bedrooms share a common bath.

DESIGN: EA122
BEDROOMS: 4
BATHROOMS: 4
FIRST FLOOR: 2530 Sq. Ft.
SECOND FLOOR: 1969 Sq. Ft.
TOTAL: 4499 Sq. Ft.
PRICE: $350.00



FIRST FLOOR



SECOND FLOOR

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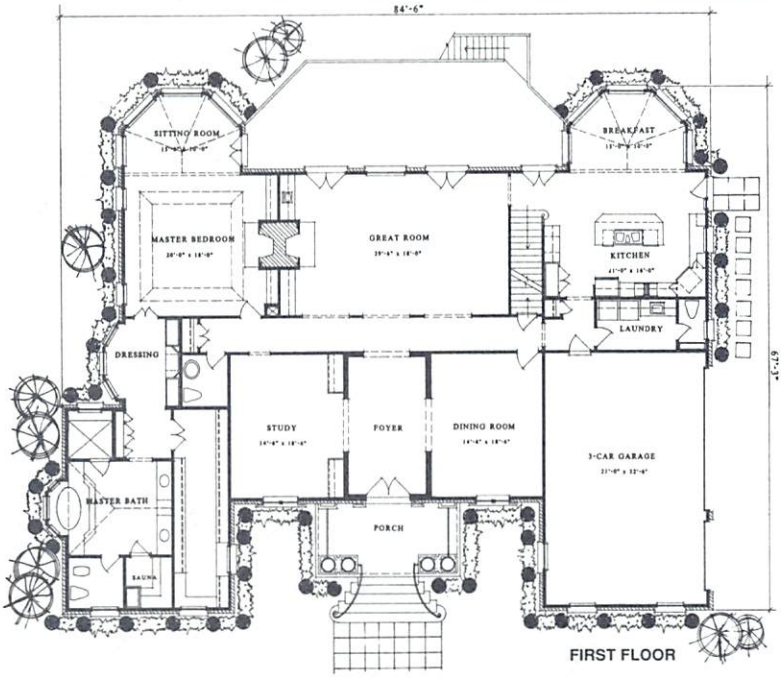
DESIGN TRADITIONS



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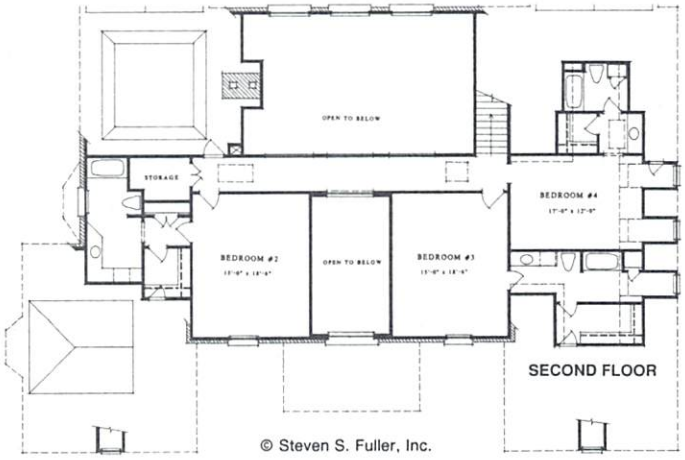

SECOND FLOOR

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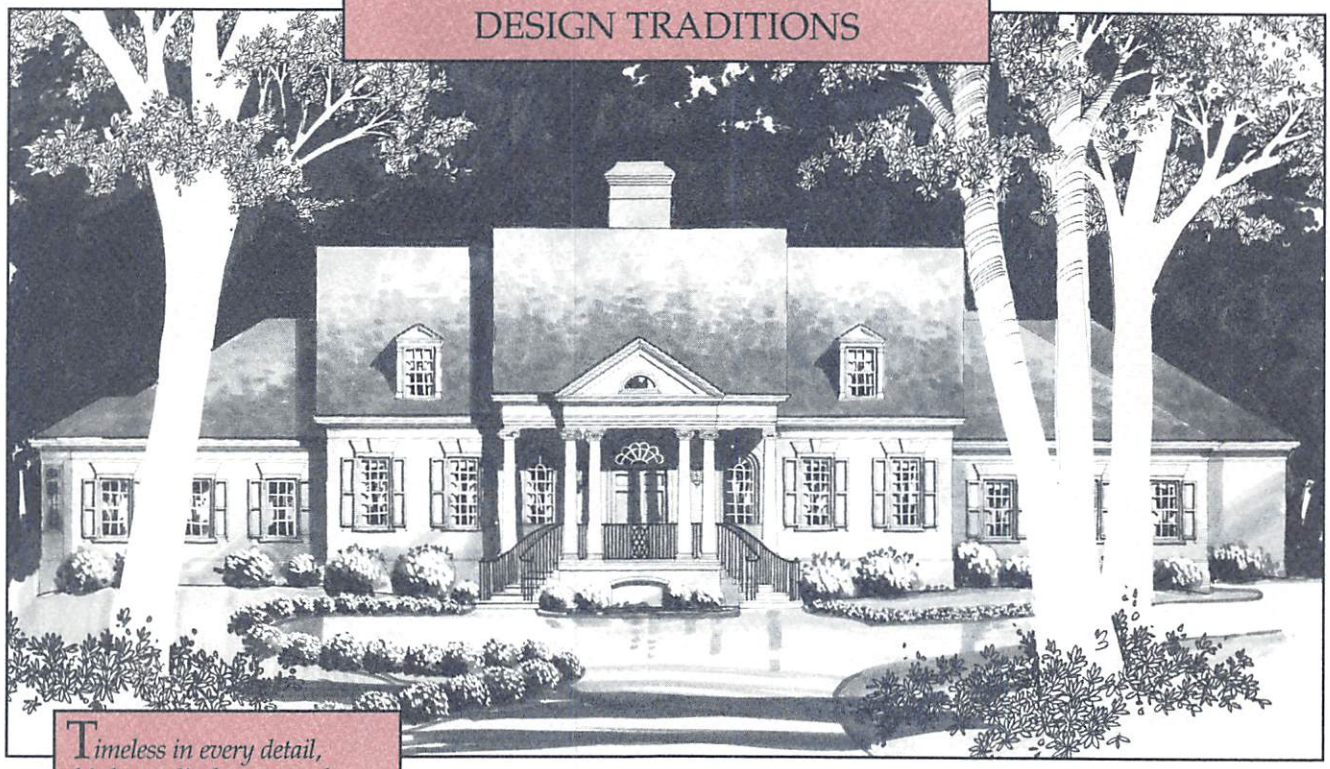
A graceful staircase leads to the central entrance of this classic home. Detailed two-story columns and an elegant portico enhance the symmetrical facade. A study and formal dining room flank the formal foyer, which opens directly to a stately, two-story great room with fireplace and French doors that provide access to the outdoors. The eleborate first-floor master suite includes an alcoved sitting room, private dressing room, a huge walk-in closet, and a bath with luxurious tub and sauna. The second-floor gallery with skylights leads to three additional bedrooms, each with a private bath and walk-in closet.

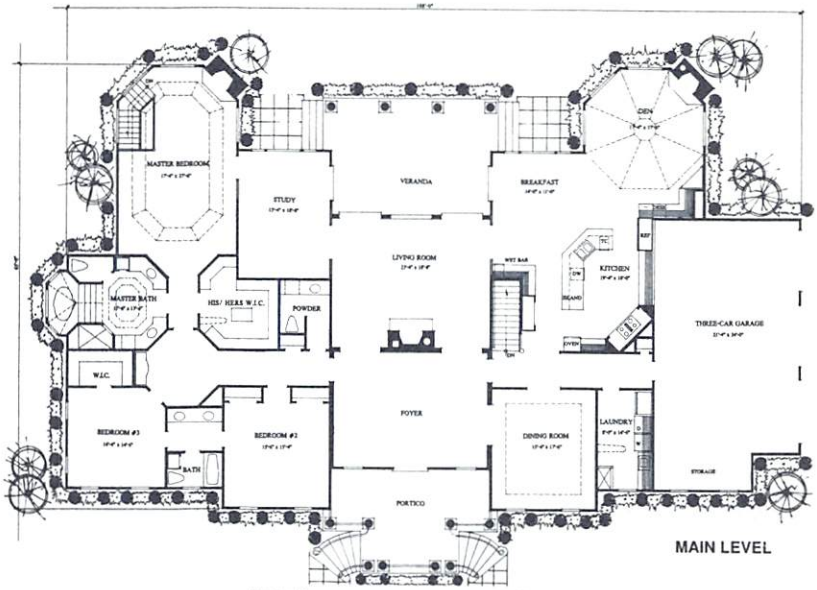
DESIGN: EA102
BEDROOMS: 4
BATHROOMS: 5
FIRST FLOOR: 3914 Sq. Ft.
SECOND FLOOR: 1566 Sq. Ft.
TOTAL: 6188 Sq. Ft.
PRICE: $350.00

DESIGN TRADITIONS

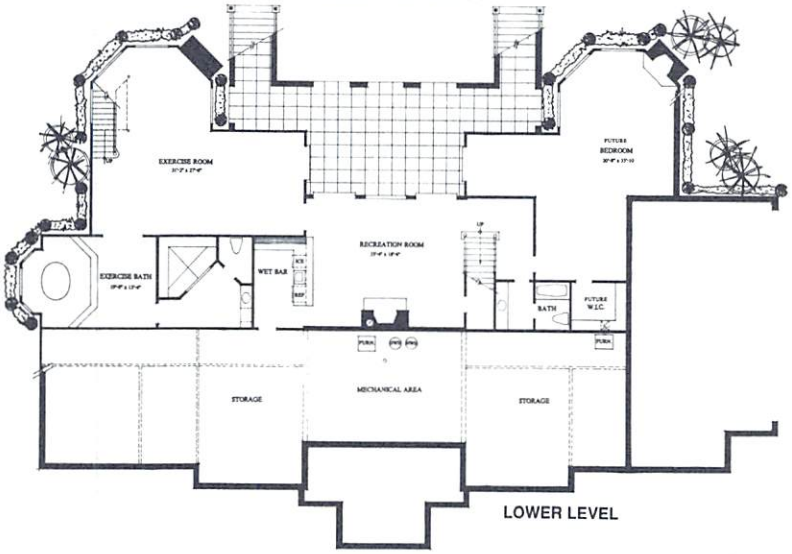


Timeless in every detail, this home displays a stately manner through the use of brick, symmetrical design, and classical details. The tremendous foyer offers an ideal location for greeting guests and provides a double entrance to the living room. The convenient kitchen design allows for service to the formal dining room, breakfast room, and den. With a vaulted master bath, access to the study, sitting room, and a private stair access to the health spa below, the master suite is complete in every detail. The lower terrace level provides an exercise room with large bath, and a recreation room with fireplace and wetbar.

DESIGN: EA101
BEDROOMS: 3
BATHROOMS: 5
MAIN LEVEL: 4646 Sq. Ft.
LOWER LEVEL: 1974 Sq. Ft.
TOTAL: 6620 Sq. Ft.
PRICE: $350.00



MAIN LEVEL



LOWER LEVEL

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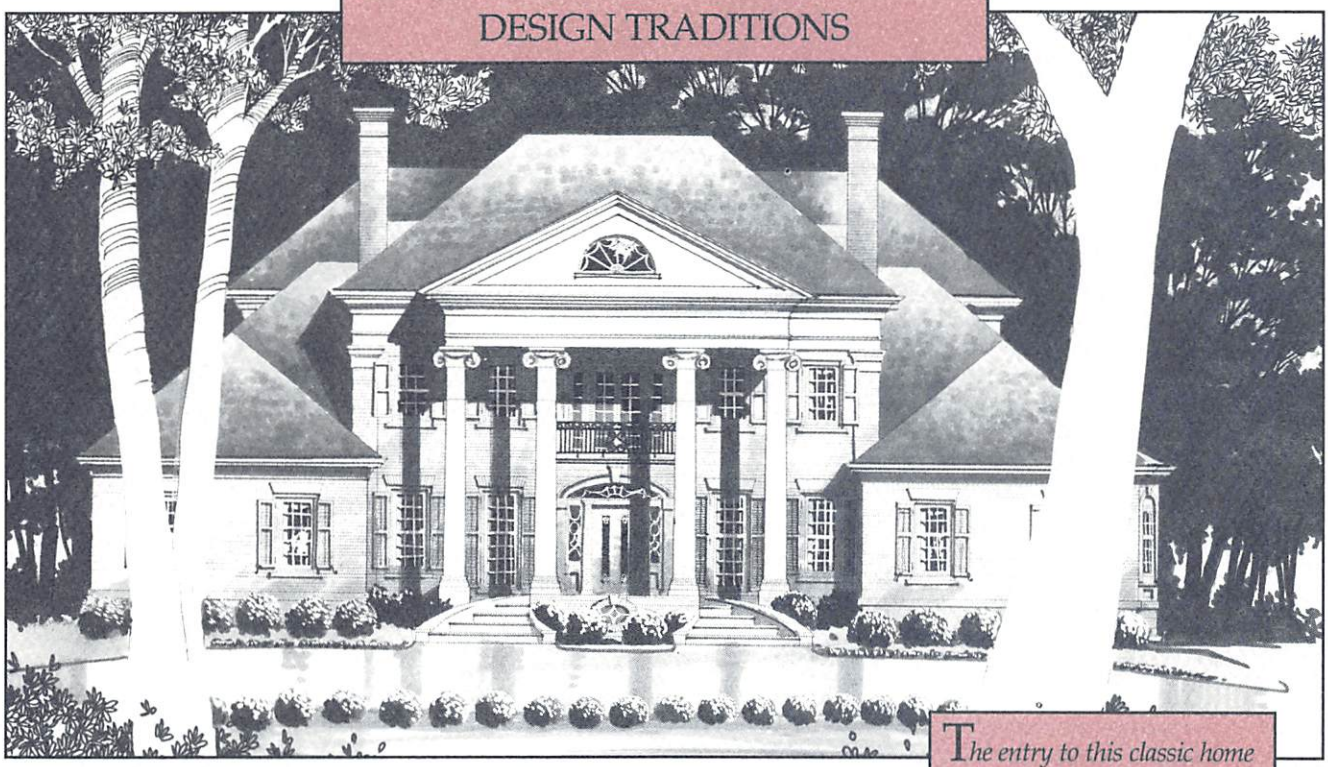
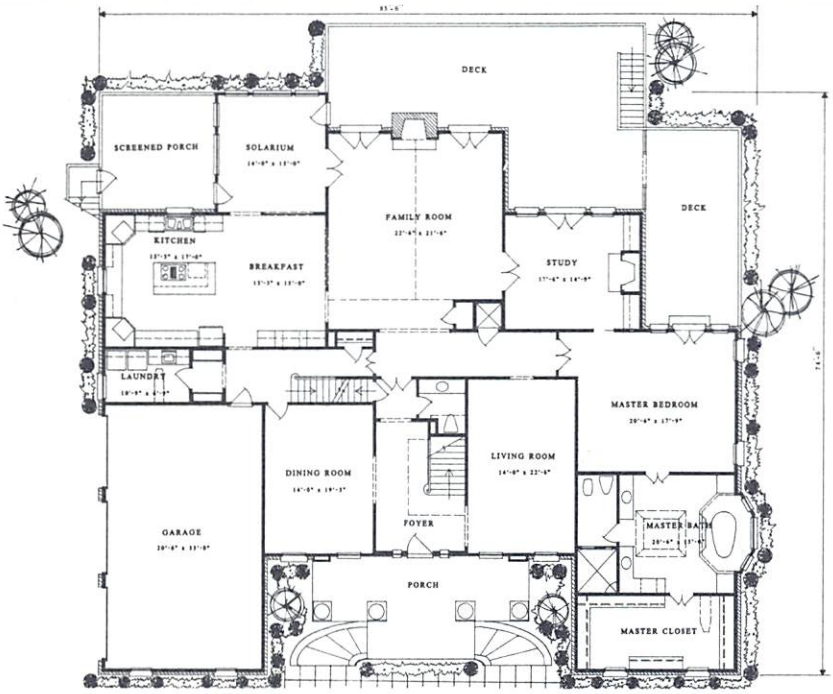
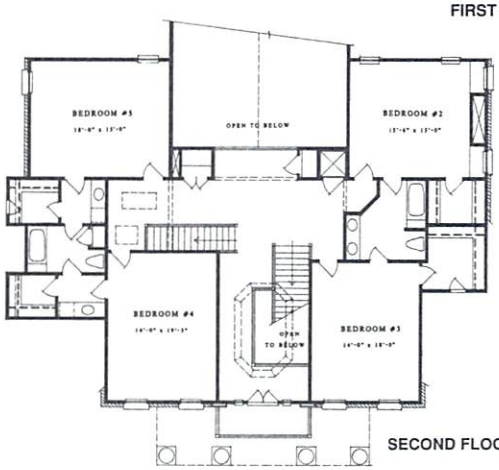
DESIGN TRADITIONS





FIRST FLOOR



SECOND FLOOR

The entry to this classic home is framed with a sweeping double staircase and four large columns topped with a pediment. The two-story foyer is flanked by spacious living and dining rooms. Beyond the foyer, the home is designed with rooms that offer maximum livability. The two-story family room, which has a central fireplace, opens to the study and solarium. A spacious U-shaped kitchen features a central island cooktop. An additional staircase off the breakfast room offers convenient access to the second floor.

DESIGN: EA117
BEDROOMS: 5
BATHROOMS: 4
FIRST FLOOR: 3625 Sq. Ft.
SECOND FLOOR: 2173 Sq. Ft.
TOTAL: 5798 Sq. Ft.
PRICE: $350.00

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ABOUT OUR PLANS

Each set of plans includes:

- **Designer's rendering of front elevation for sales tool/marketing purposes.**
- **Working drawings of ¼" front and ⅛" sides and rear elevations.**
- **Basement plans showing 10" poured-wall construction.**
- **Complete dimensioned and detailed floor plans.**
- **¼" typical building section with ¾" typical wall section.**
- **Major exterior details such as dormers, cornice and chimney.**
- **⅛" basement, first-floor and second-floor lighting plan.**

Floor plans and elevations are subject to change. Floor plan dimensions on layout are approximate. Consult working drawings for actual dimensions and information. Elevations are artist's conception.

All of our total square footage figures represent heated floor only. They do not represent two-story vaulted spaces, garages, unfinished areas or basements.

No plumbing, mechanical, or structural plans are included. These should be obtained from a local structural or mechanical engineer to ensure the structural and mechanical equipment is sized correctly for your particular regional building codes, soil type, and climate conditions.

No material lists are available. We suggest you work with your local builder or supplier to determine materials available in your area and current costs.

All of our plans are designed to meet the requirements of the Southern Building Code, but because codes are subject to change and varying interpretations, we cannot warrant compliance with any specific codes and ordinances. The purchaser should ensure that the plans comply with all applicable building codes and are suitable for a particular site, including any subdivision restrictions. Because we have no control over the selection of your builder, or other professionals, we cannot be responsible for the advice or assistance you receive from them or for the methods they use.

Stephen S. Fuller Inc., D.B.A. Design Traditions Atlanta, is a residential design firm. We are not architects or engineers. Our house plans are not intended to eliminate the use of local architects or engineers. We recommend you have an architect or engineer in your area review the plans before actual construction begins.

Price Description:

Single Set	$350.00
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Eight Sets	$500.00
Sepias	$700.00
Additional Sets	$25.00
Additional Reversed Sets	$25.00

To order blueprints, turn to page 187.

For more information on these plans, call or write:
DESIGN TRADITIONS, 2100 ASHWOOD PARKWAY, SUITE 250, ATLANTA, GEORGIA 30338 (404) 671-9100

THE DIFFERENCE IS DETAIL

Loree W. Lord, President of Northwest Home Designing, Tacoma, Washington, poses these questions to potential home builders: "How would you describe the perfect home? Are you thinking about a rambler, two story, three story? Traditional, contemporary? Sunken living room, cathedral ceilings, special purpose rooms? A big kitchen loaded with convenience features? Do you envision balconies, porches, patio, pool or spa? What about intelligent house features like intercom or security systems? No doubt the perfect home for you will incorporate these choices and many more."

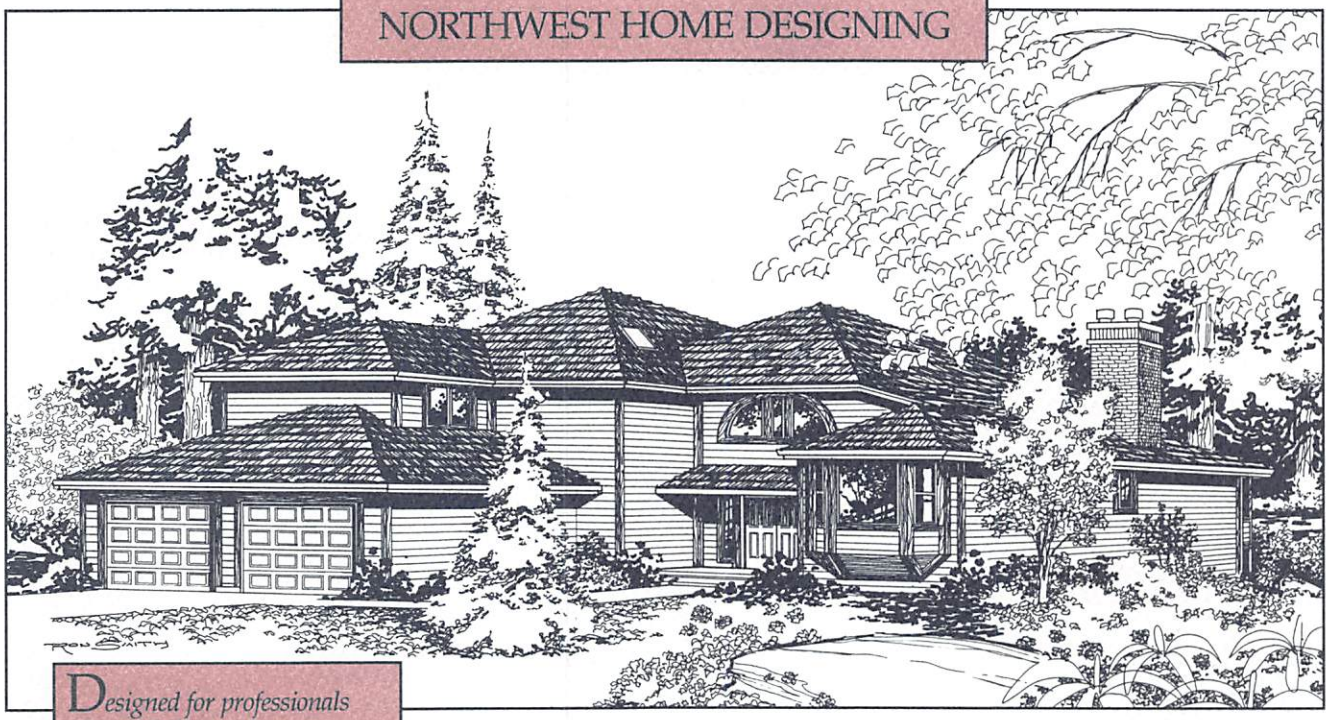
Northwest Home Designing is a family-owned and operated firm that has enjoyed exceptional growth and success for more than a quarter century. NHD was founded and has grown its business based on a simple principle: to create custom home designs that are the perfect answers to the unique needs and desires of each of their customers.

"What really sets NHD apart is our close attention to detail," explains Loree Lord. "From exterior styling to interior room arrangements to special features, we spare no effort to achieve a design attractive, comfortable and functional for a family's lifestyle."

This approach has earned the company a number of regional and national honors. Of particular pride is the firm's receipt of a recent Best in American Living Award for their "Lakeside Reflections". (The rear or lakeside elevation of this project is featured on the back cover of this book and the plan is shown on page 154.) This home, judged best custom house under 4,000 square feet, was constructed by NHD's own building department and received the award not only for outstanding innovation in design, but also for the quality of the finished home.

"We believe that excellence in project management is a natural extension of excellence in design," comments Lord. "That's why NHD is much more than a design firm. We offer consultation on all phases of planning and completing home building projects."

NORTHWEST HOME DESIGNING

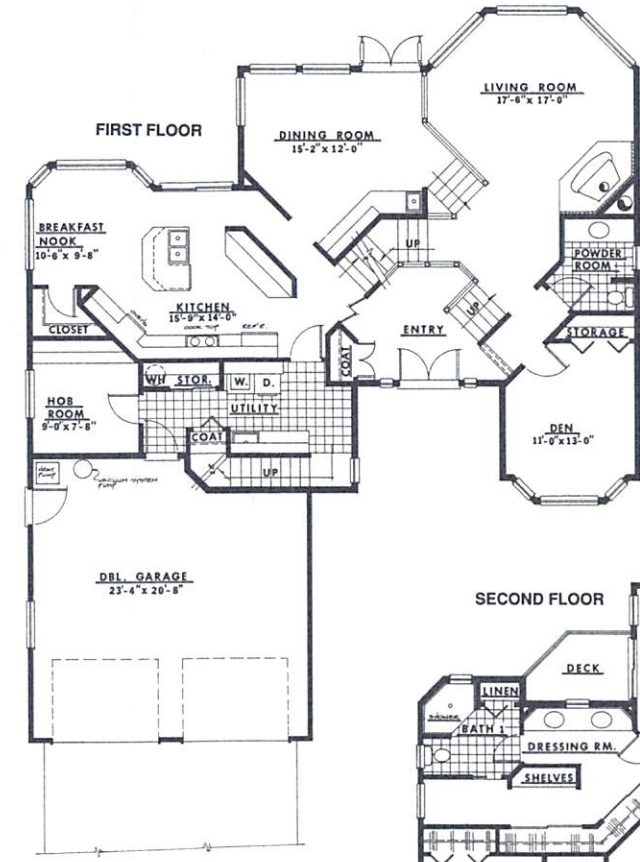


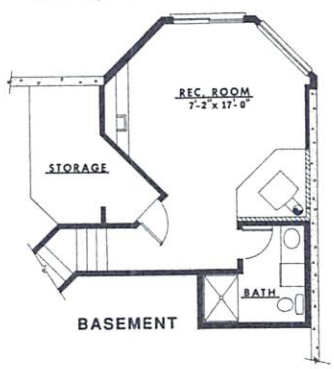
Designed for professionals who capitalize on luxury living, this home features expansive views from all levels. Steps lead up from the entry to the living room which includes a wood-burning stove and vaulted ceilings. A large kitchen boasts a convenient work island and opens to the nook and adjacent dining room, which features a built-in china cabinet and French doors. Second-floor living space includes a master suite with access to a private deck and two additional bedrooms sharing a full bath. The optional basement level houses a rec room with wet bar — an ideal location for entertaining family or friends.

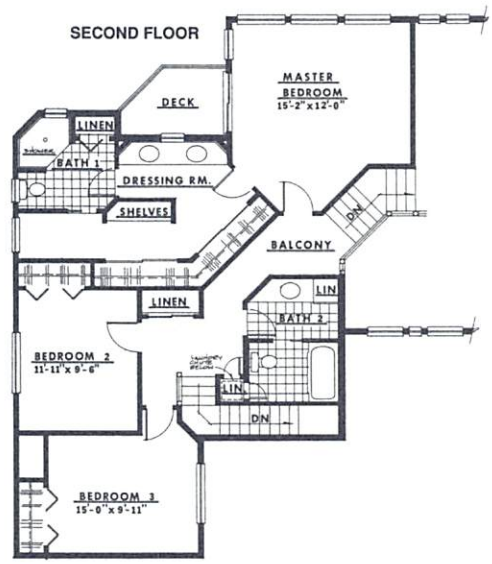
DESIGN: EF614
BEDROOMS: 3
BATHROOMS: 4
FIRST FLOOR: 2195 Sq. Ft.
SECOND FLOOR: 1339 Sq. Ft.
TOTAL: 3534 Sq. Ft.
PRICE: $400.00

WIDTH 52' 0"

DEPTH 62' 0"







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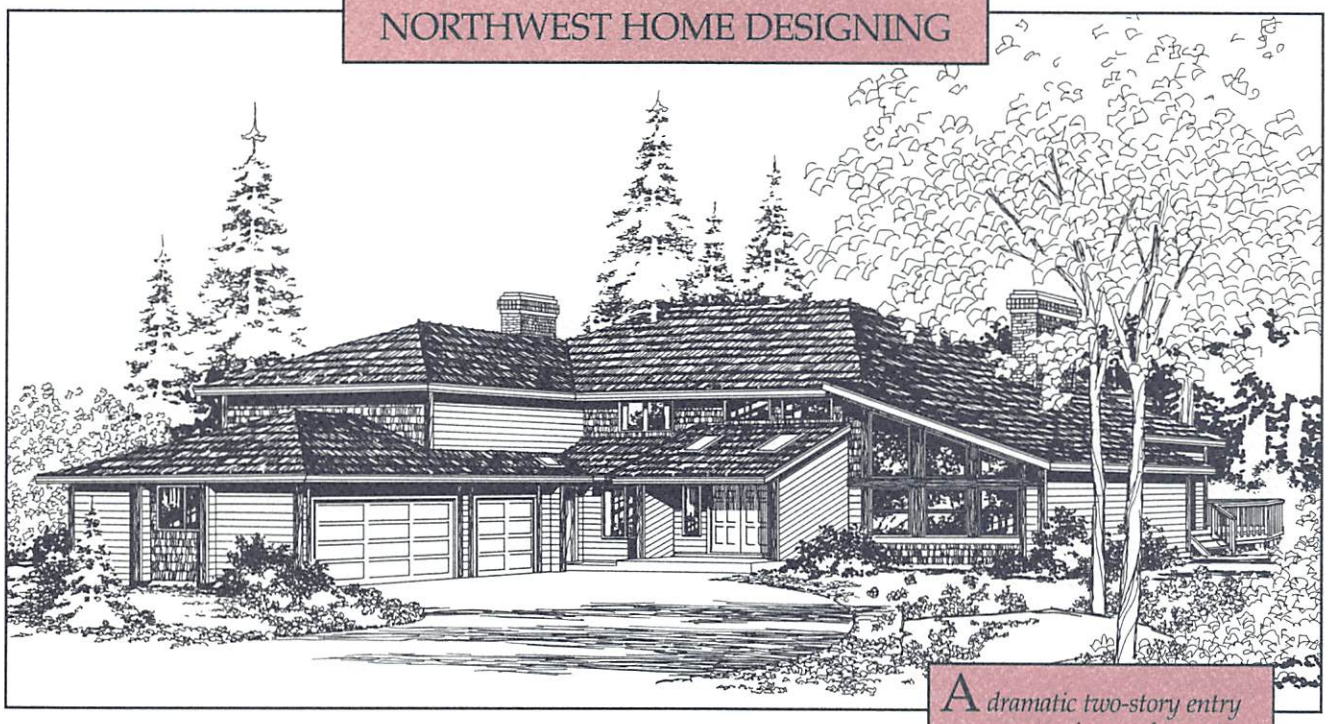

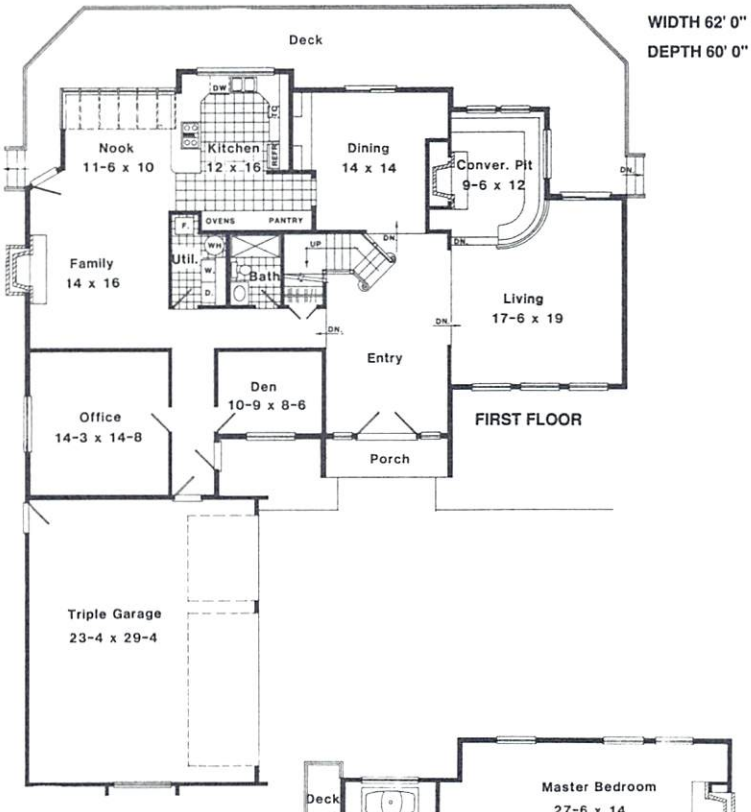

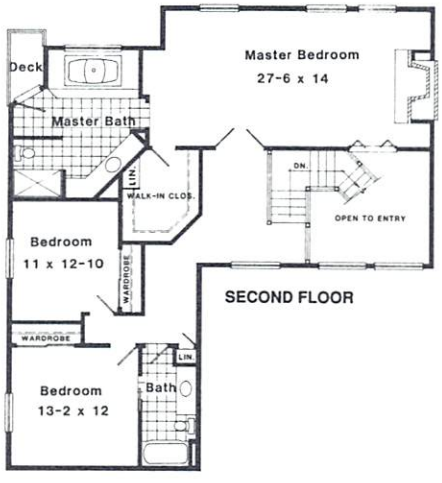

A dramatic two-story entry proves a gracious welcome to this outstanding home. The formal living room features high ceilings and a conversation lounge with fireplace. The U-shaped kitchen includes a double oven, pantry, and breakfast nook with solarium. The nook opens to the family room, highlighted by an additional fireplace. A formal dining room, den, and office are also located on the first floor. On the second floor, the master suite is accessed through double doors and features a third fireplace, walk-in closet, and private deck. Two additional bedrooms and a full bath complete the living space.

DESIGN: EF604
BEDROOMS: 3
BATHROOMS: 3
FIRST FLOOR: 2195 Sq. Ft.
SECOND FLOOR: 1339 Sq. Ft.
TOTAL: 3534 Sq. Ft.
PRICE: $400.00

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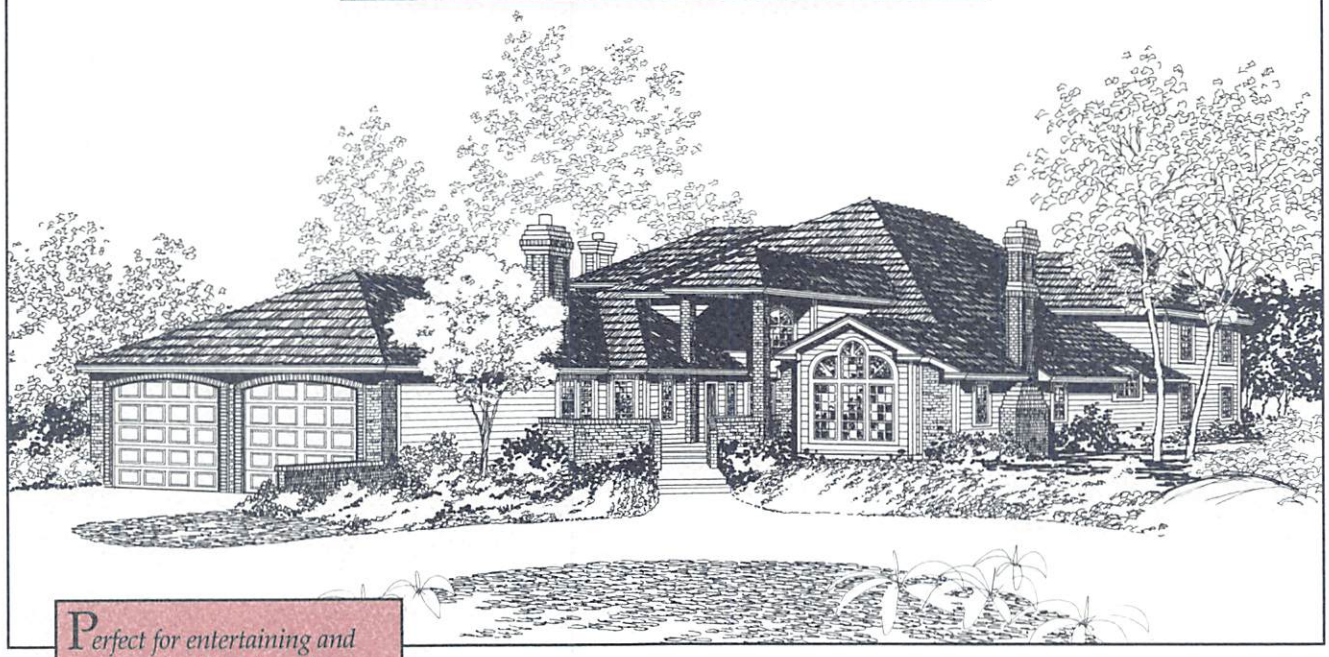
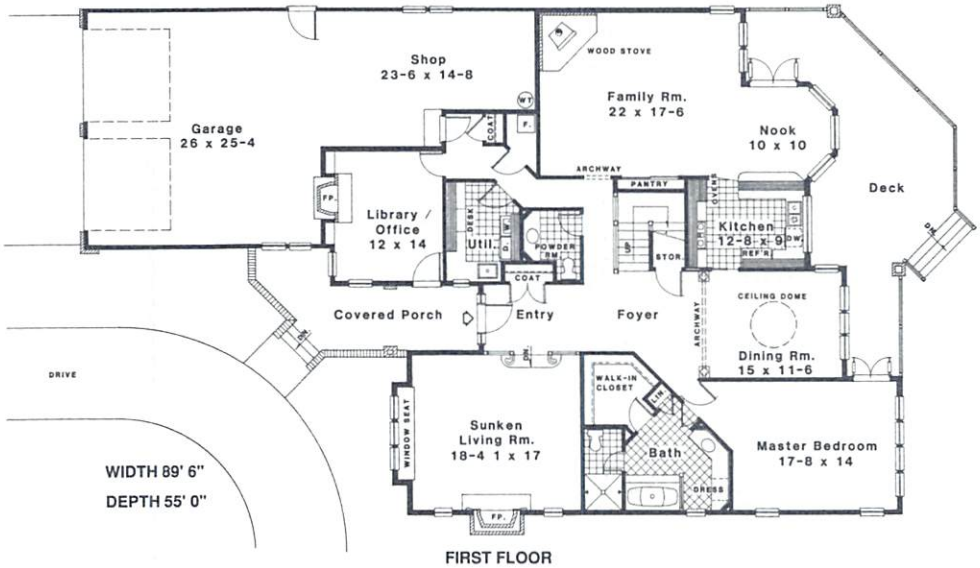
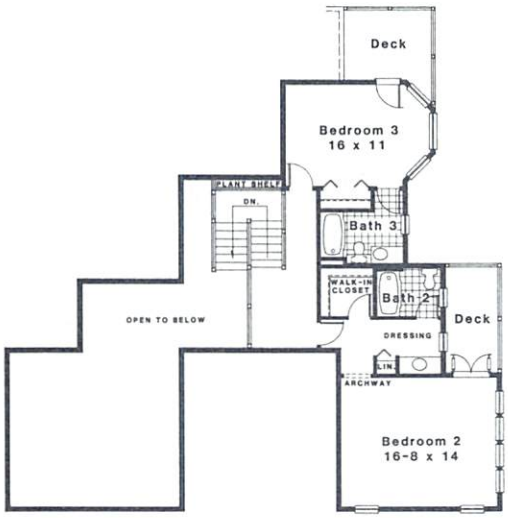


Perfect for entertaining and gracious family living, this French home is custom designed and appointed. Positioned off the entry, the sunken living room with vaulted ceiling makes a dramatic statement; a window seat and formal fireplace are among its features. The U-shaped kitchen is conveniently located between the formal dining room with domed ceiling and the alcoved breakfast nook, which opens to the deck. An archway leads to the family room, which has a corner wood stove. The master suite is situated at the front of the home; the bedroom has a scenic wall of windows, and a bath includes a separate shower and tub. Two additional bedrooms, each with a private bath and deck, are located on the second floor.

DESIGN: EF611
BEDROOMS: 3
BATHROOMS: 4
FIRST FLOOR: 2480 Sq. Ft.
SECOND FLOOR: 780 Sq. Ft.
TOTAL: 3260 Sq. Ft.
PRICE: $400.00



FIRST FLOOR



SECOND FLOOR

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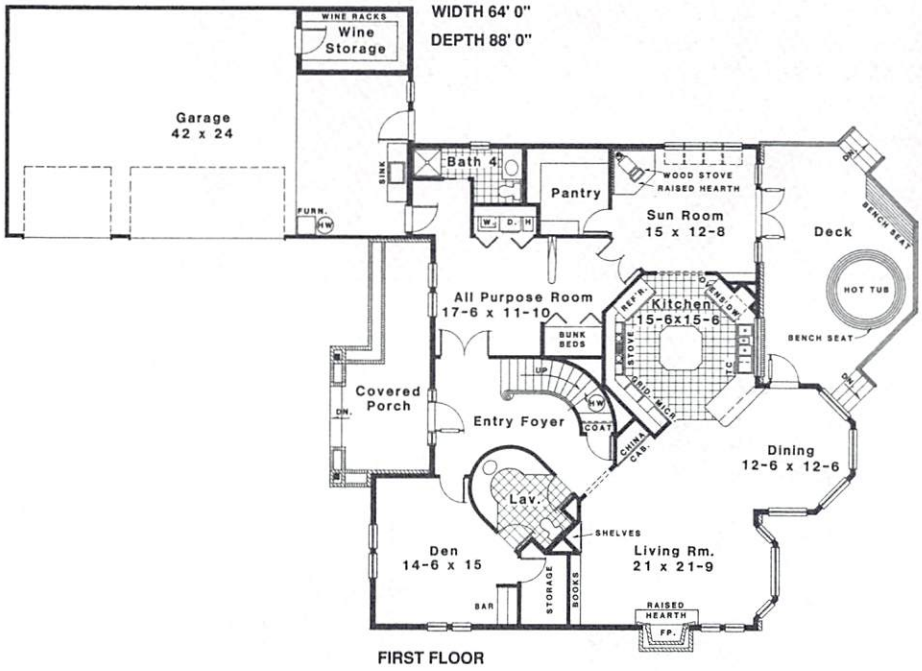
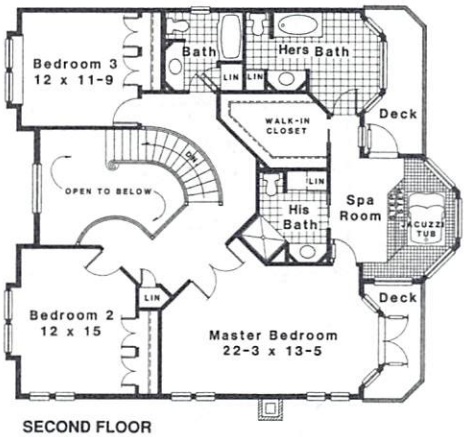


FIRST FLOOR



SECOND FLOOR

This luxury home features an aesthetically pleasing combination of materials on the exterior, matched with excellent floor-planning and abundant interior features. A covered porch opens to a two-story entry foyer with a gracious curved staircase. A uniquely shaped kitchen serves the main entertainment area: the living room, with a raised-hearth fireplace; the dining alcove; and the sun room with wood-burning stove. The side deck features a hot tub and built-in bench seats. The second-floor master suite includes His and Hers baths, a walk-in closet, and a spa with a jacuzzi tub.

DESIGN: EF613
BEDROOMS: 3
BATHROOMS: 5
FIRST FLOOR: 1951 Sq. Ft.
SECOND FLOOR: 1434 Sq. Ft.
TOTAL: 3385 Sq. Ft.
PRICE: $400.00

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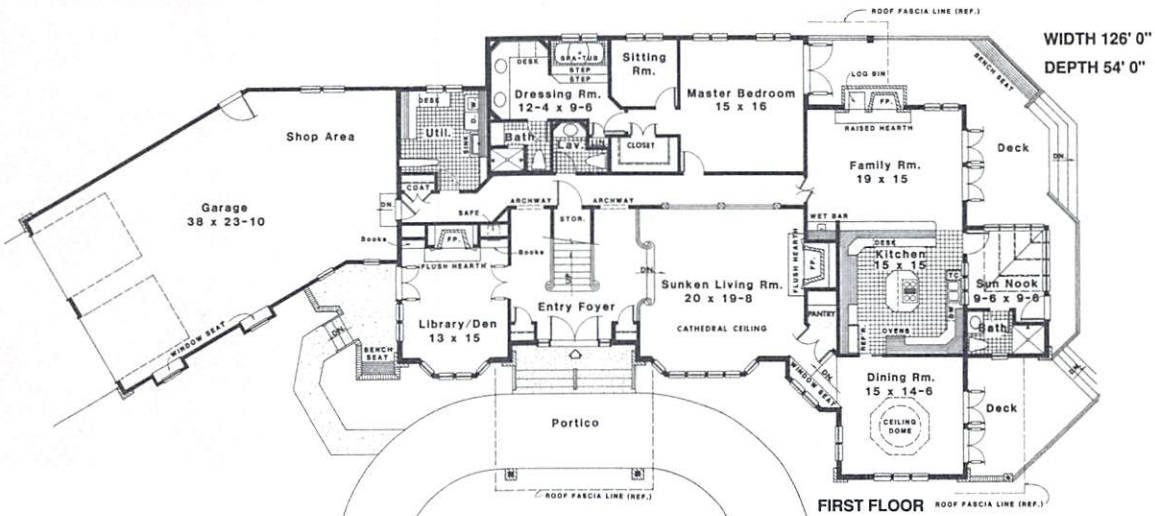
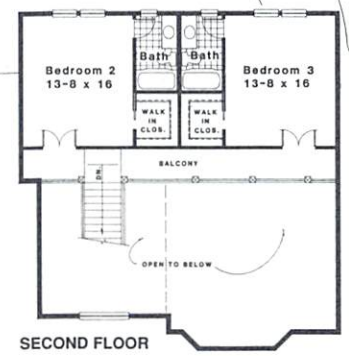
A circular drive and formal portico command attention and introduce this majestic French home. A gracious two-story entry foyer is accentuated by gorgeous woodwork and a beautiful staircase. A perfect area for elaborate or informal gatherings, the 20-foot sunken living room with cathedral ceiling is enhanced by a windowseat-walkway to the formal dining room; French doors lead from here to the side deck. The library/den and family room are enhanced by fireplaces and outdoor-living decks. The master suite includes a sitting room and luxurious dressing room and bath with step-up tub. The second-floor balcony overlooks the living room. Two other bedrooms have private baths and walk-in closets.

DESIGN: EF618
BEDROOMS: 3
BATHROOMS: 5
FIRST FLOOR: 2907 Sq. Ft.
SECOND FLOOR: 819 Sq. Ft.
TOTAL: 3726 Sq. Ft.
PRICE: $400.00





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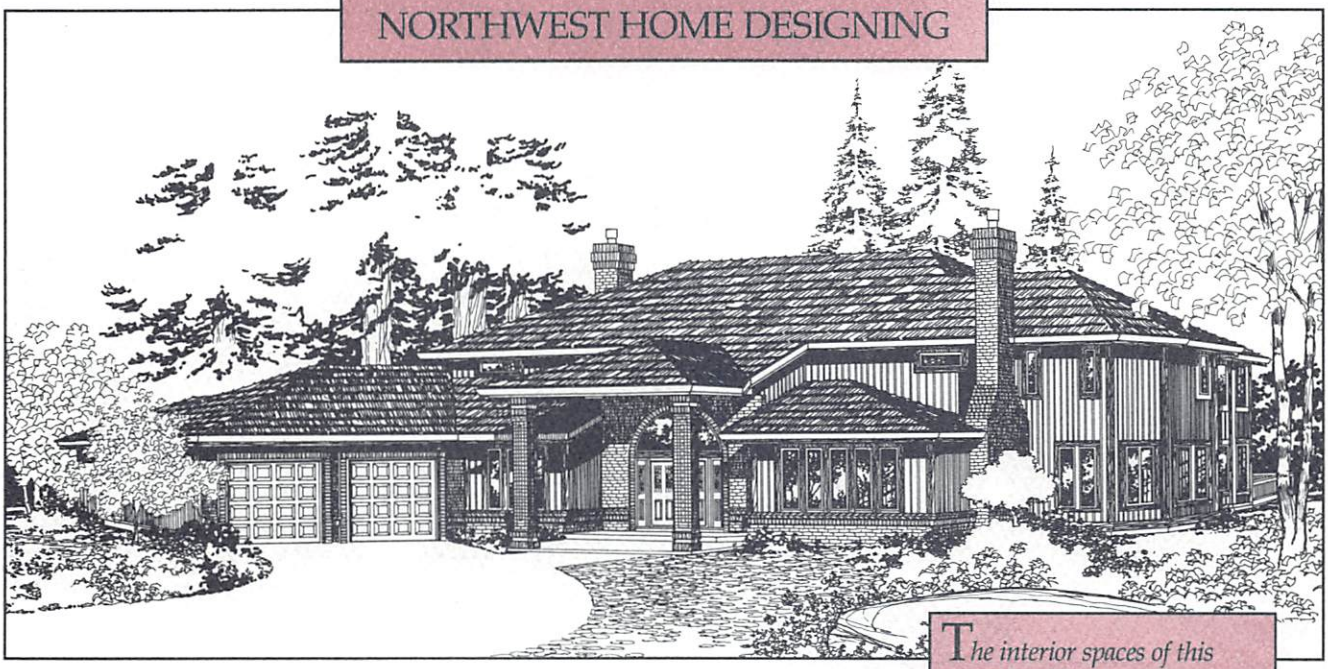

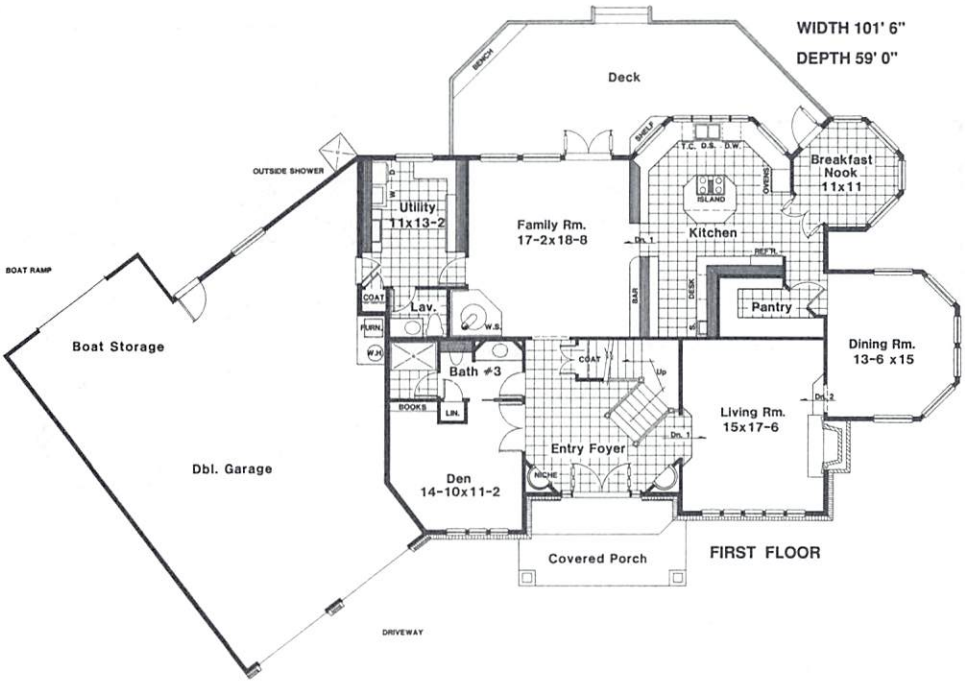

The interior spaces of this exceptional home were designed to maximize outdoor views. The grand entry foyer is flanked by the sunken living room with fireplace and den, which could serve as an optional guest room. The kitchen features a central work island, walk-in pantry, and access to the alcoved nook and dining room. A spacious family room has a wet bar and opens to the large deck, making an ideal indoor/outdoor entertainment area. The second-floor master suite includes an octagon-shaped sitting room, oversized bath with glassblock shower and jacuzzi tub, walk-in closet, and private covered deck. A second bedroom, sewing room (or third bedroom), and full bath complete the living space.

DESIGN: EF601
BEDROOMS: 2
BATHROOMS: 4
FIRST FLOOR: 2139 Sq. Ft.
SECOND FLOOR: 1479 Sq. Ft.
TOTAL: 3618 Sq. Ft.
PRICE: $400.00

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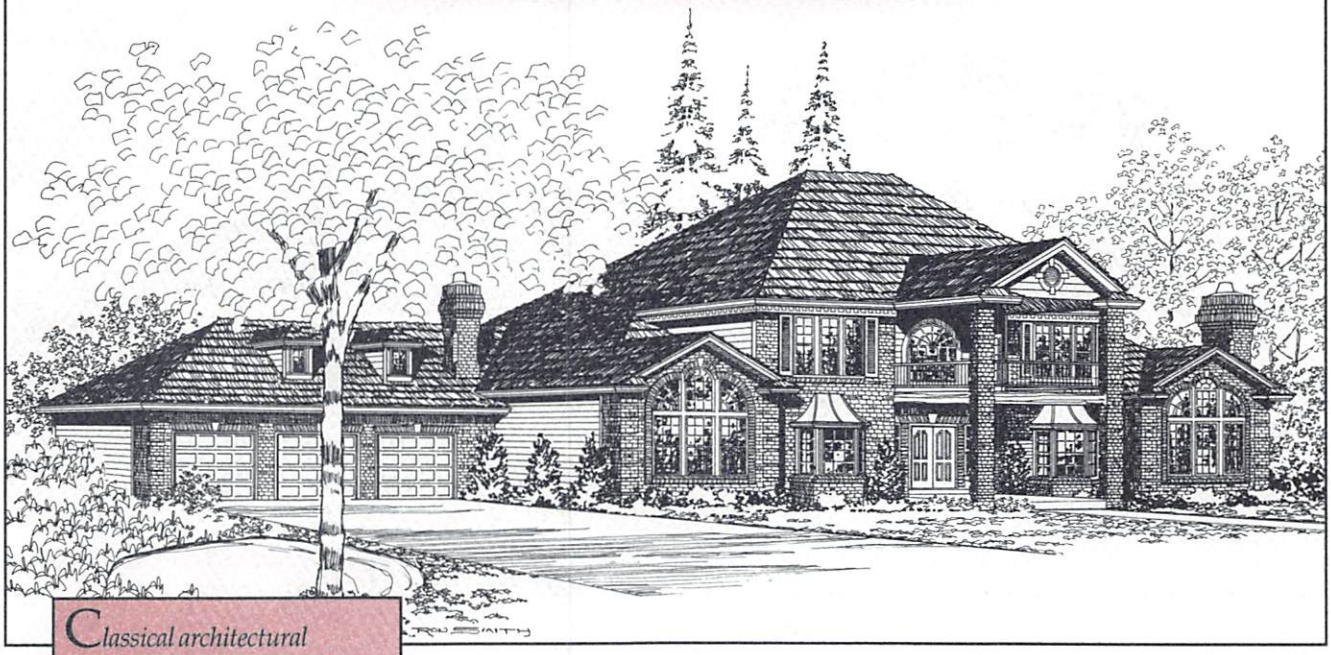
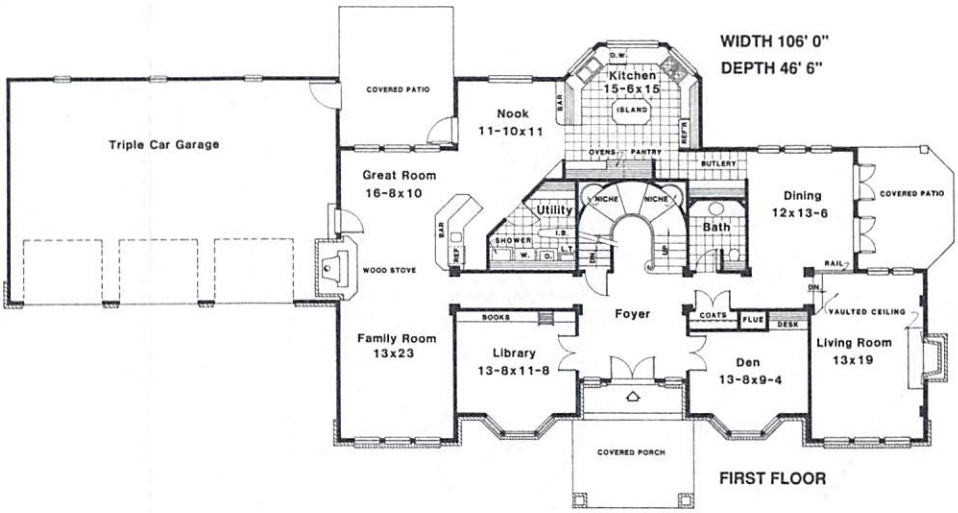
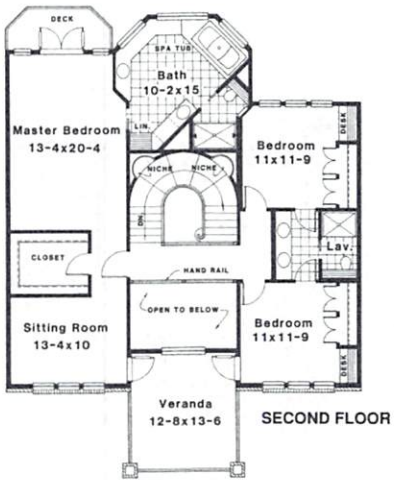
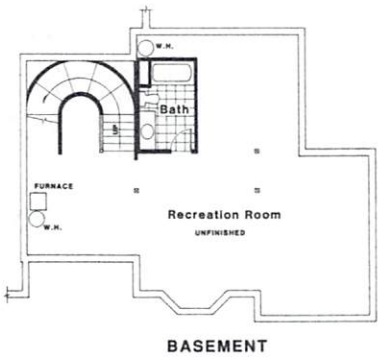


Classical architectural detailing is apparent on the exterior of this stylish luxury home. The grand foyer features a curving staircase and French doors that open to the library and den; both rooms are highlighted by attractive bay windows. The formal sunken living room has a vaulted ceiling and central fireplace, and the adjacent dining room opens to a covered patio. A wood stove is centered between the family room and great room. The second-floor master suite offers a sitting room, walk-in closet, and relaxing spa bath.

DESIGN: EF606
BEDROOMS: 3
BATHROOMS: 4
FIRST FLOOR: 2332 Sq. Ft.
SECOND FLOOR: 1318 Sq. Ft.
TOTAL: 3650 Sq. Ft.
PRICE: $400.00







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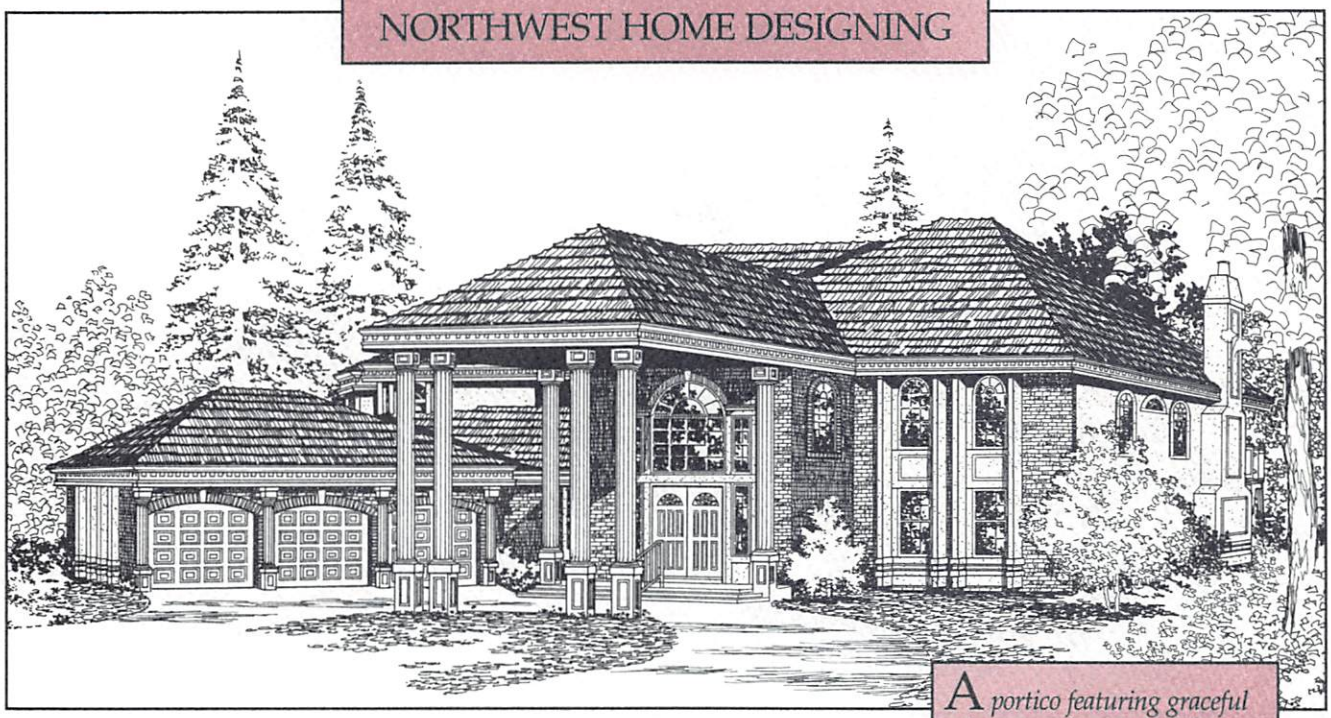

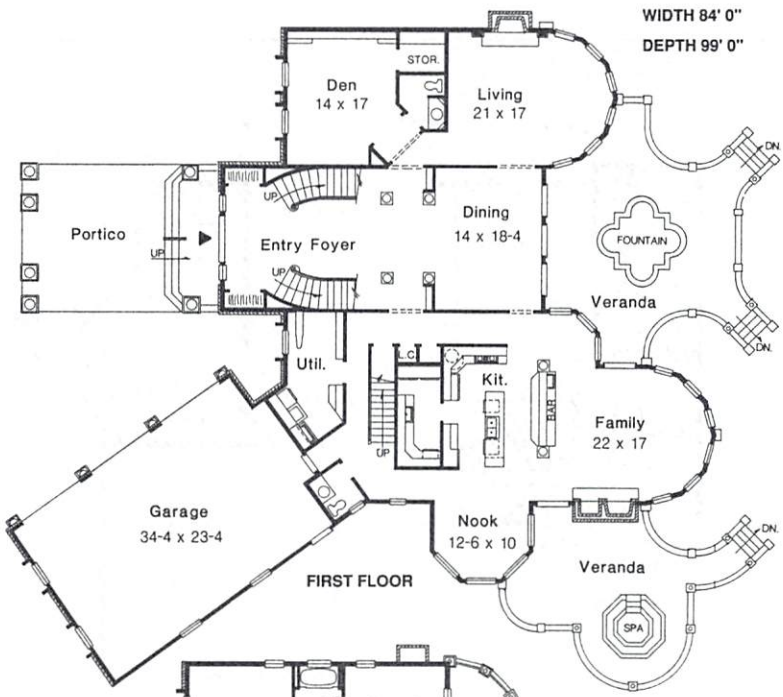

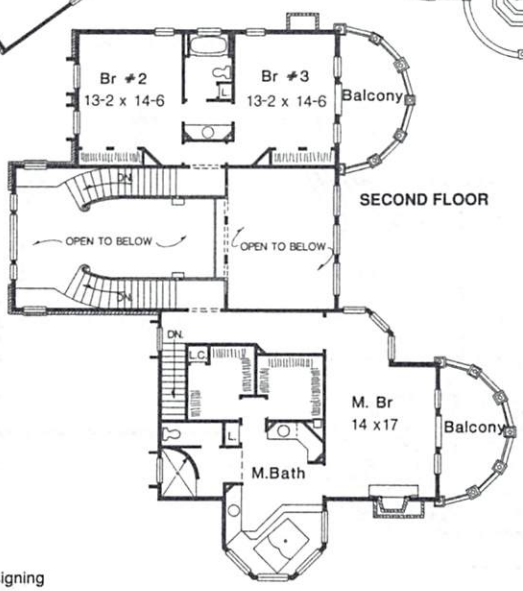

A portico featuring graceful columns and capitals reflects the Greek Revival origin of this stately home. The classical theme of the facade also features a distinguished rear elevation. Inside, the theme continues with paneled walls and period moldings. Generous living spaces are designed for comfort and convenience. The foyer, which is two stories in height and designed to view the veranda fountain, has an attractive staircase leading to the second-floor sleeping quarters. The dining and living rooms are generous in size and incorporate efficient traffic patterns. Amenities abound — fireplaces, fountains, terraces, a spa tub, and spacious kitchen — to insure gracious entertaining and easy living.

DESIGN: EF607
BEDROOMS: 3
BATHROOMS: 4
FIRST FLOOR: 2878 Sq. Ft.
SECOND FLOOR: 1636 Sq. Ft.
TOTAL: 4515 Sq. Ft.
PRICE: $400.00

REAR ELEVATION

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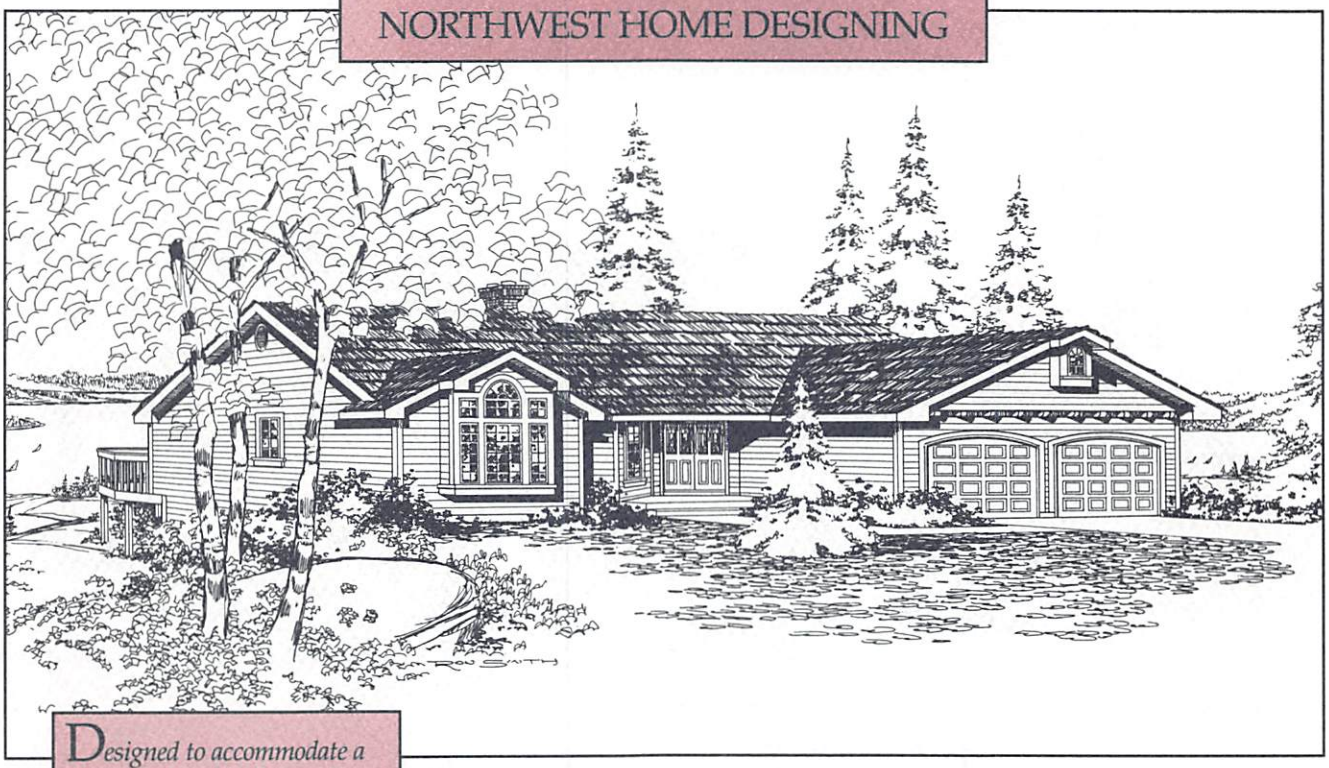
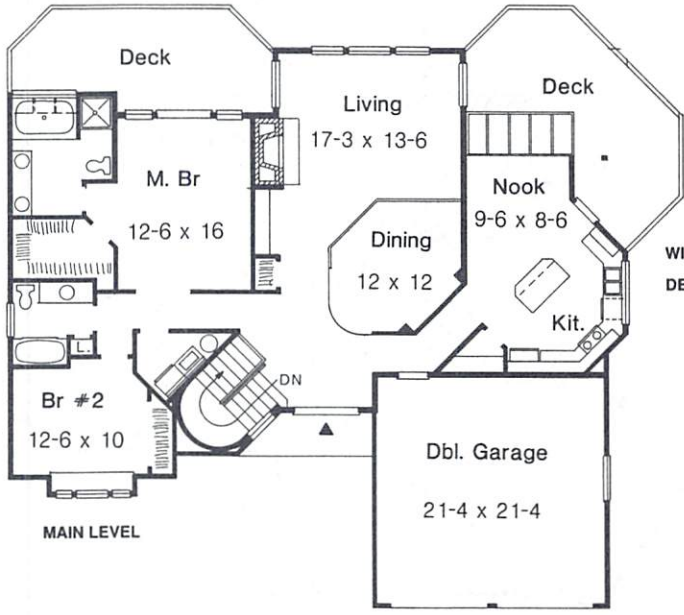


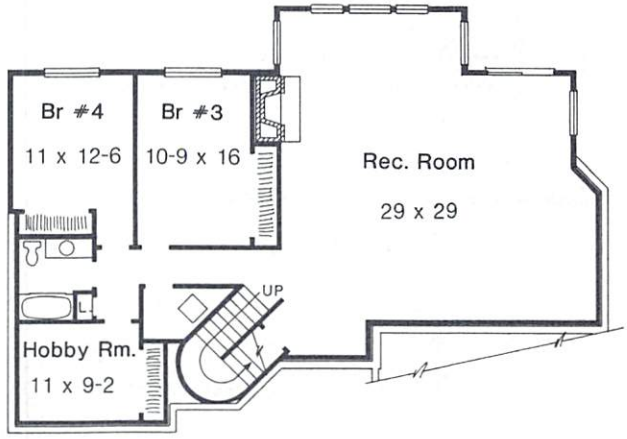
Designed to accommodate a difficult, sloped building site, this lower-level walkout plan is characterized by traditional exterior elevations and a modestly proportioned interior. View-capturing window-walls and solarium glass fill the home with light and space. The central living room offers a fireplace and built-in bookshelves; open to the dining room, this space is a perfect location for entertaining guests. The uniquely shaped kitchen features a work island and walk-in pantry. The adjacent nook overlooks the solarium and deck. Double doors lead to the master suite, which has a private deck. The lower level includes two bedrooms, a full bath, hobby room, and a huge recreation room with fireplace.

DESIGN: EF605
BEDROOMS: 4
BATHROOMS: 3
MAIN LEVEL: 1685 Sq. Ft.
LOWER LEVEL: 1611 Sq. Ft.
TOTAL: 3296 Sq. Ft.
PRICE: $400.00



WIDTH 61' 0"
DEPTH 56' 0"

MAIN LEVEL



LOWER LEVEL

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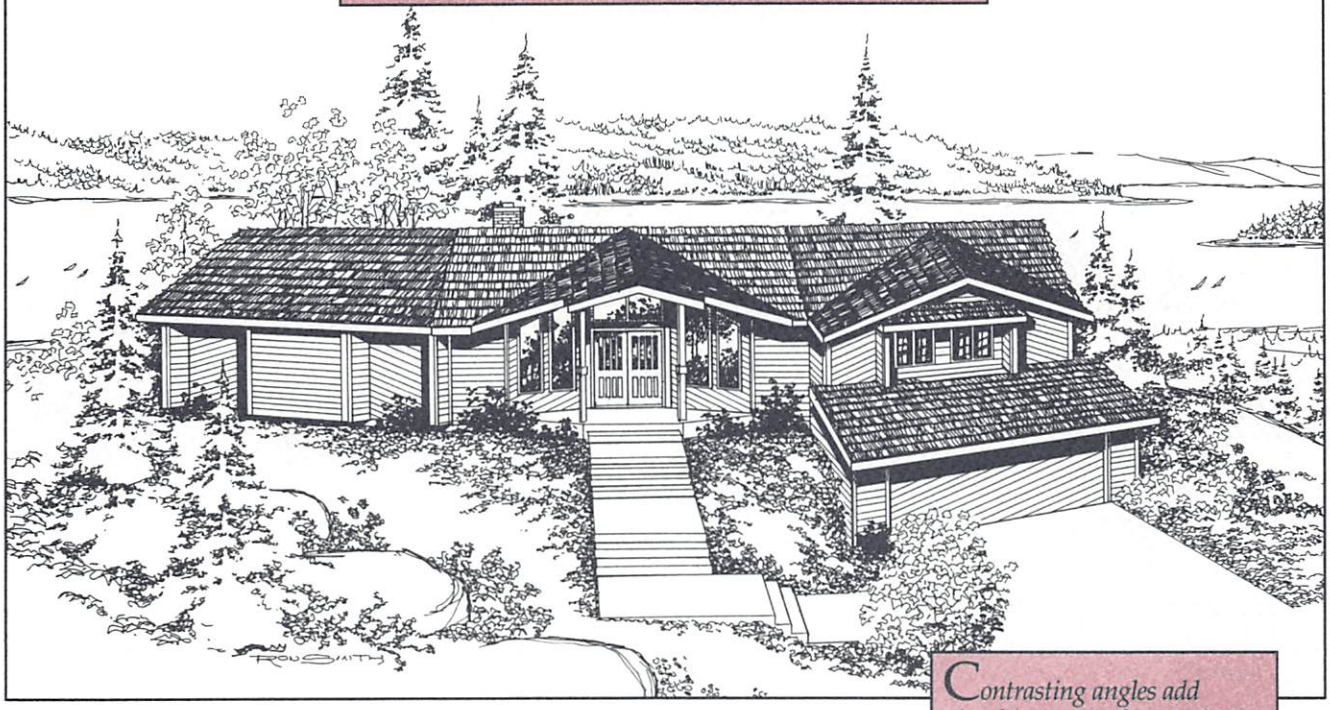

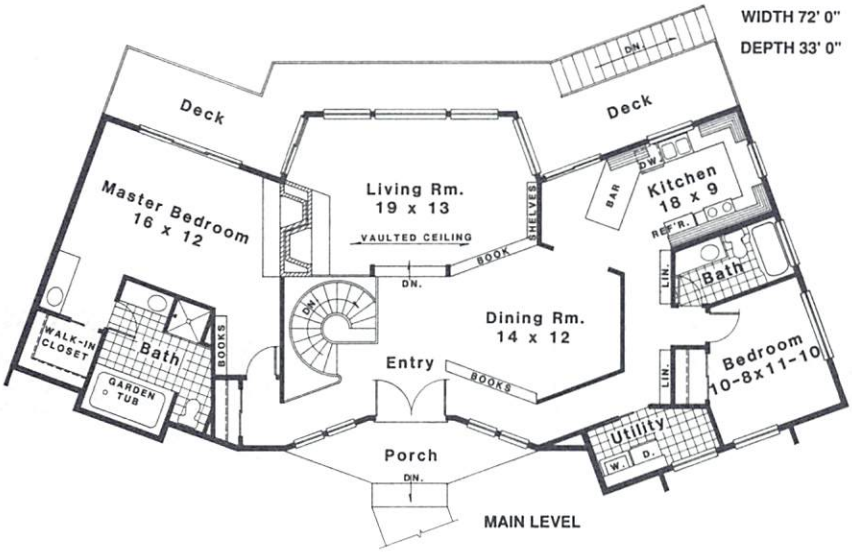

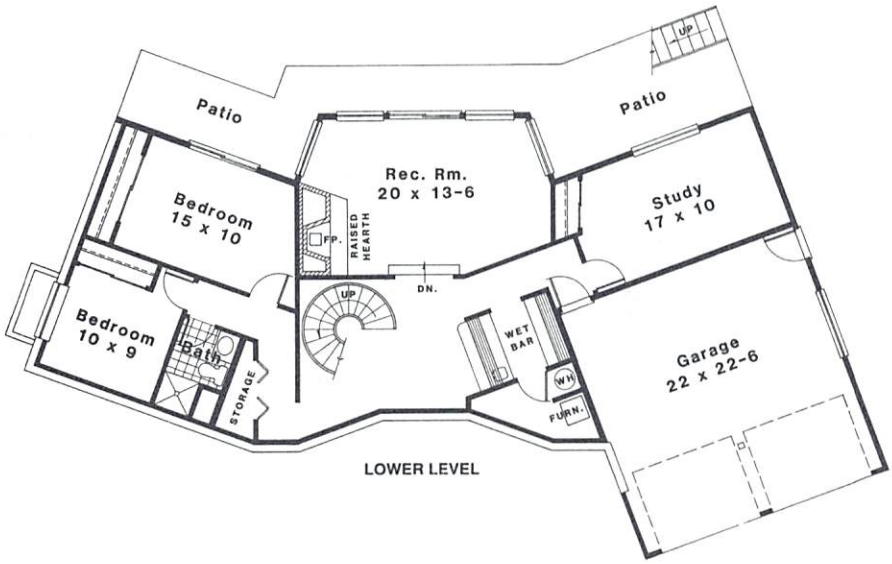

Contrasting angles add visual impact to the exterior of this home, which is ideally suited for a hillside lot. The oversized living room features a fireplace, vaulted ceiling, and a wall of windows that opens the home to scenic views. An angled breakfast bar adds working space in the U-shaped kitchen, which is adjacent to the dining room. The main-level master suite includes a fireplace, access to the deck, and a striking bath with garden tub and separate shower. A second bedroom could serve as a den. A spiral staircase descends to the lower level, where a large recreation room with a fireplace, sliding glass doors to the deck, and a wet bar provide an ideal location for entertaining. Two additional bedrooms, a full bath, and a study complete the lower-level living space.

DESIGN: EF617
BEDROOMS: 4
BATHROOMS: 3
MAIN LEVEL: 1634 Sq. Ft.
LOWER LEVEL: 1177 Sq. Ft.
TOTAL: 2811 Sq. Ft.
PRICE: $400.00

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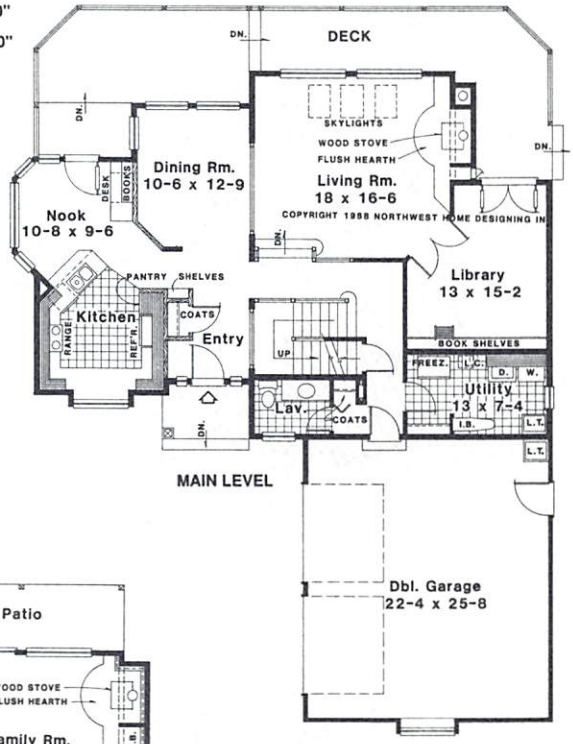
The entry of this timeless, attractive home is highlighted by a beautiful open stairwell. The kitchen, located at the front of the plan, serves the adjacent nook, which features a built-in desk and access to the rear deck, and formal dining room. The sunken living room is enhanced by skylights and a wood stove; French doors open to the bookshelf-lined library. The master suite is secluded on the upper level and features a spacious walk-in closet, a large bath with spa tub and double-head shower, and a private sun deck. A family room with a second wood stove opens to the game room on the lower level. The wine cellar is a special luxury and provides the finishing touch to this elegant home.

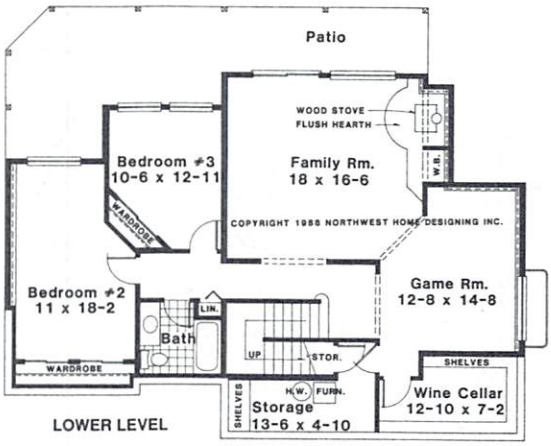
DESIGN: EF609
BEDROOMS: 3
BATHROOMS: 3
MAIN LEVEL: 1388 Sq. Ft.
UPPER LEVEL: 549 Sq. Ft.
LOWER LEVEL: 1371 Sq. Ft.
TOTAL: 3308 Sq. Ft.
PRICE: $400.00

WIDTH 50' 0"
DEPTH 64' 0"

UPPER LEVEL



MAIN LEVEL



LOWER LEVEL

Dbl. Garage
22-4 x 25-8

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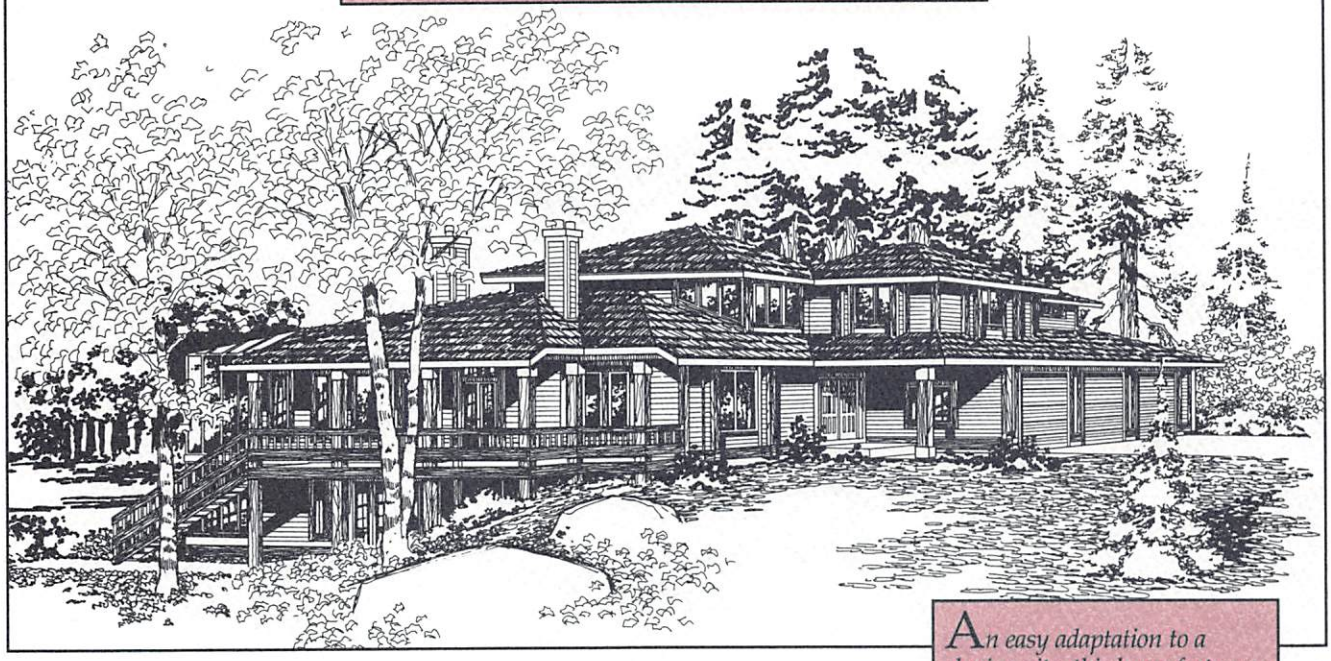

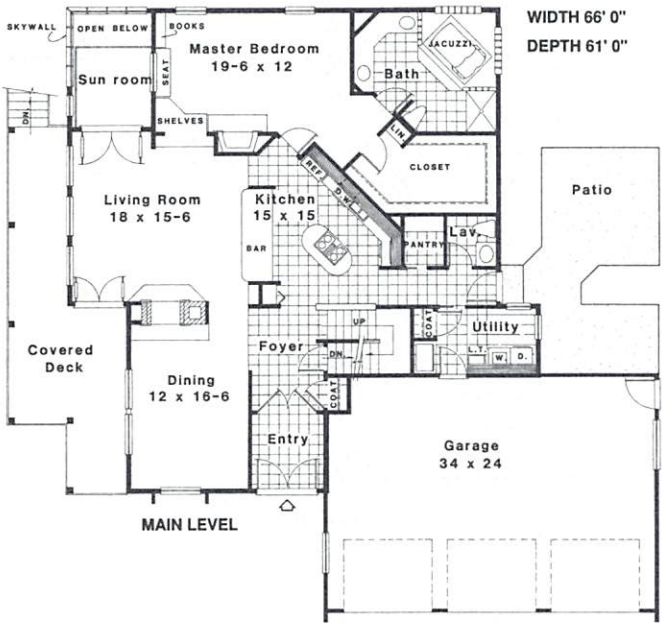

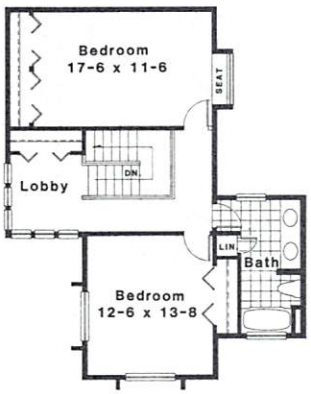

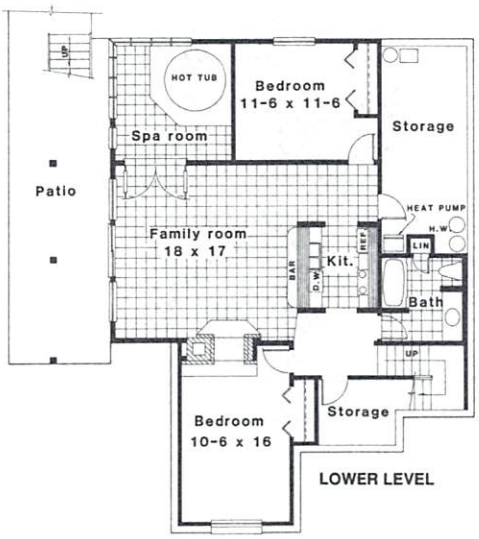

An easy adaptation to a sloping site, this home features a large deck that expands the living area to capture a panoramic outdoor view. The foyer opens directly to the living room and dining room, which share a thru-fireplace. An angled kitchen offers a work island, snack bar, and walk-in pantry. The master suite boasts a bedroom with window seat, built-in shelves, and a romantic fireplace; glass blocks add a high-tech look to the jacuzzi bath. Two bedrooms and a full bath are located on the upper level. Designed for entertaining, the lower level includes a second kitchen with a snack bar. The family room opens through French doors to the spa with hot tub. Two additional bedrooms, a full bath, and ample storage space complete the living space on the lower level.

DESIGN: EF603
BEDROOMS: 5
BATHROOMS: 4
MAIN LEVEL: 1832 Sq. Ft.
UPPER LEVEL: 724 Sq. Ft.
LOWER LEVEL: 1229 Sq. Ft.
TOTAL: 3785 Sq. Ft.
PRICE: $400.00

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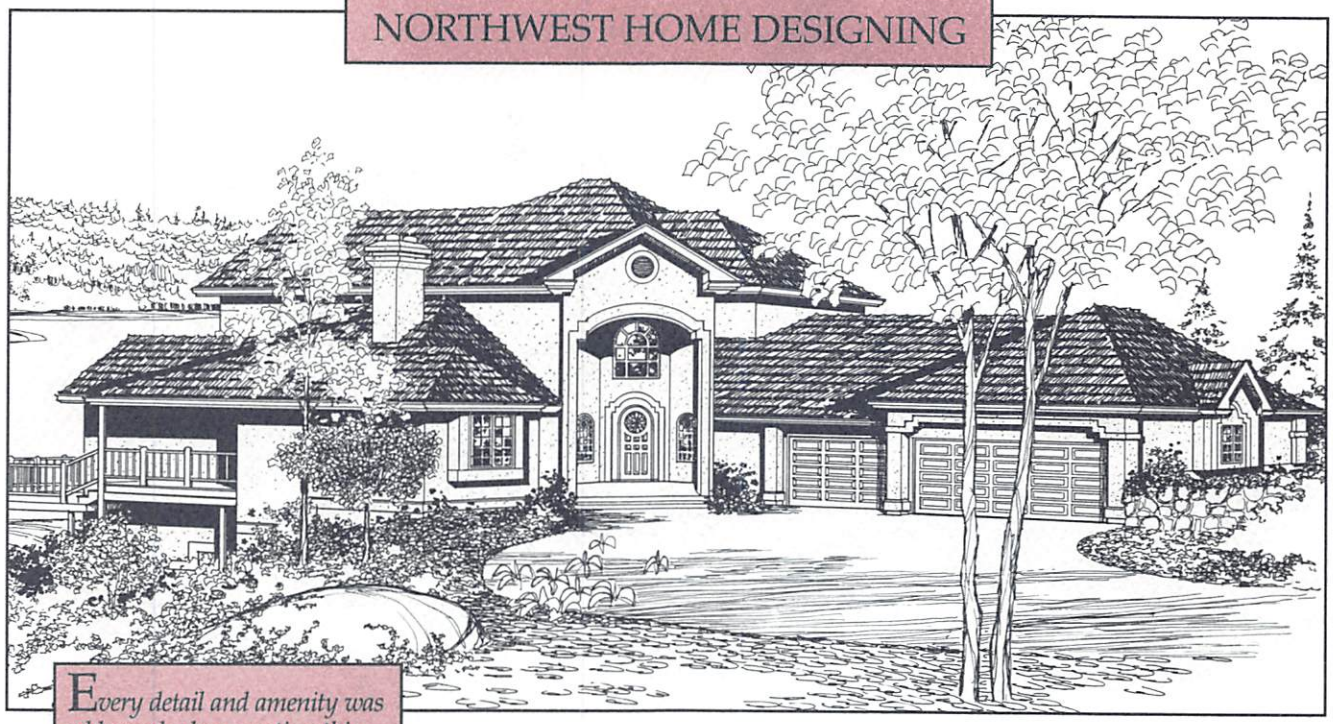
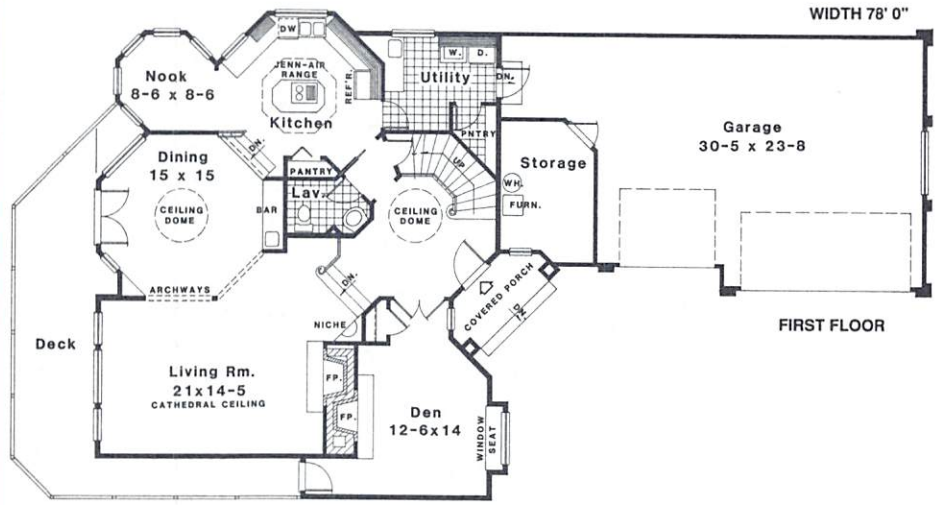


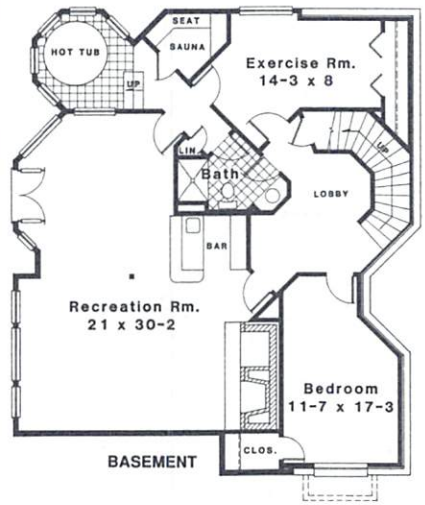
Every detail and amenity was addressed when creating this luxurious hillside residence, designed and built by the President of Northwest Home Designing, Inc. A domed ceiling enhances the two-story entrance as well as the octagon-shaped dining room. The living room, with cathedral ceiling, and den each feature a fireplace. The master suite with cathedral bedroom ceiling, jacuzzi tub, and large walk-in closet occupies the entire second floor. An additional bedroom, oversized recreation room with wetbar, and exercise room including a hot tub and sauna complete the impressive home.

DESIGN: EF608
BEDROOMS: 2
BATHROOMS: 3
FIRST FLOOR: 1446 Sq. Ft.
SECOND FLOOR: 815 Sq. Ft.
BASEMENT: 1330 Sq. Ft.
TOTAL: 3591 Sq. Ft.
PRICE: $400.00

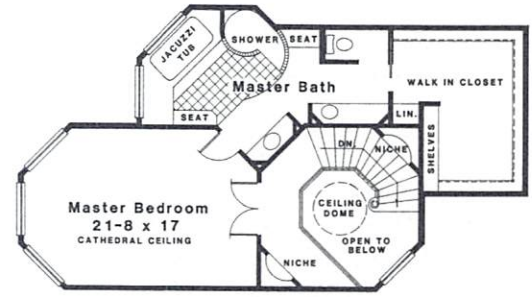
DEPTH 44' 0"
WIDTH 78' 0"



FIRST FLOOR



BASEMENT



SECOND FLOOR

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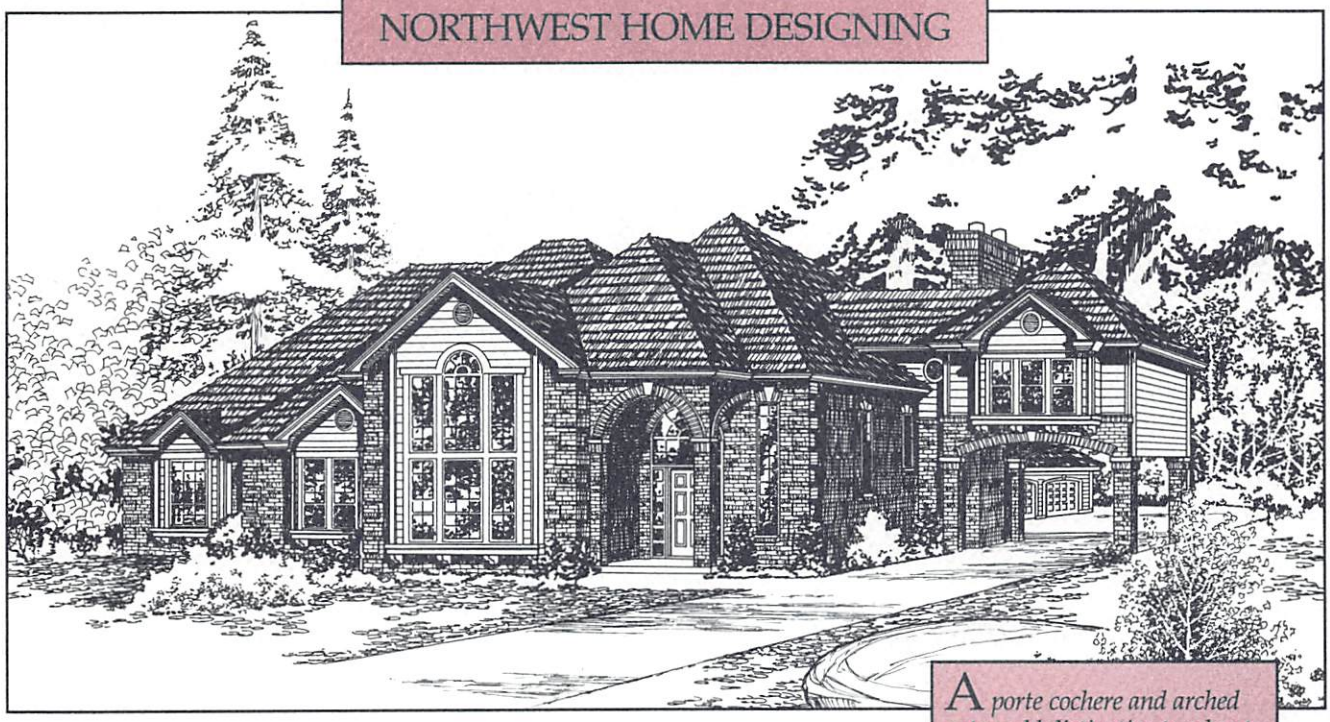

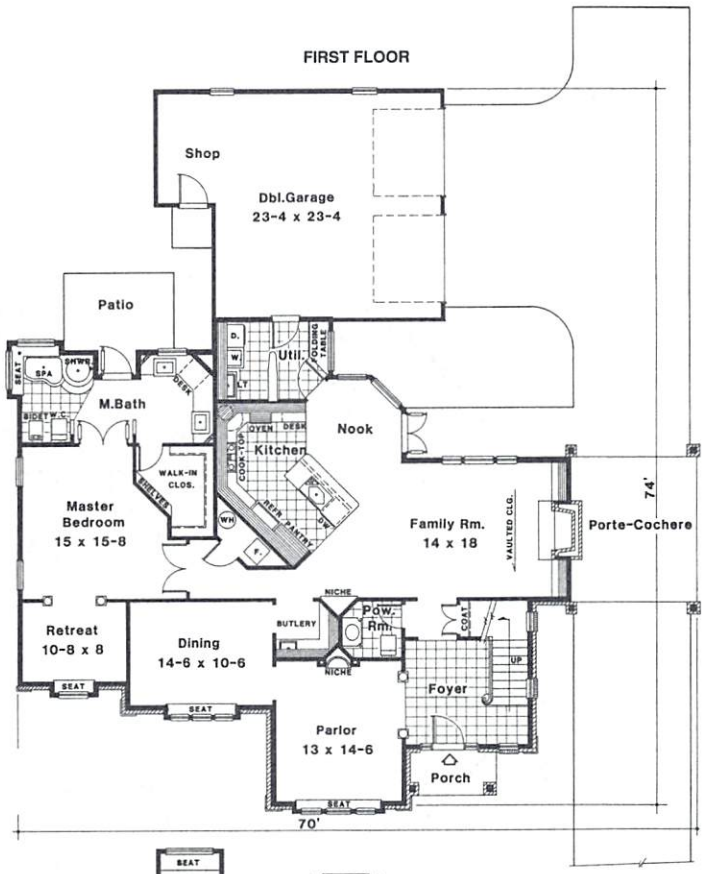

A porte cochere and arched entry add distinctive touches to this exceptional home. A two-story foyer opens to the parlor with romantic window seat and family room, highlighted by a vaulted ceiling and fireplace. The angled design of the kitchen allows for easy service to the nook, family room, and formal dining room. Double doors close off the master suite, offering complete privacy; the bedroom has an adjacent retreat with window seat, and the spa bath opens to a private patio. The second-floor balcony overlooks the foyer and family room below. A fireplace and two window seats are comfortable accents in the library. Two bedrooms offer window seat alcoves and share a large bath.

DESIGN: EF620
BEDROOMS: 3
BATHROOMS: 3
FIRST FLOOR: 2024 Sq. Ft.
SECOND FLOOR: 874 Sq. Ft.
TOTAL: 2898 Sq. Ft.
PRICE: $400.00

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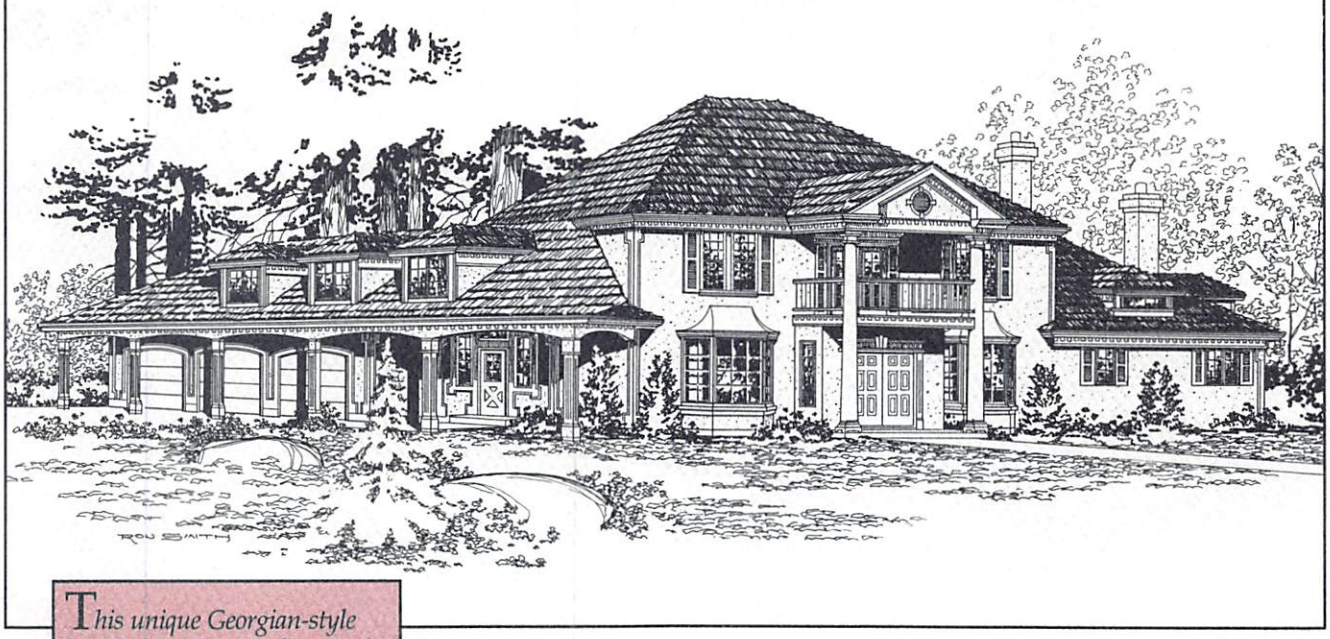
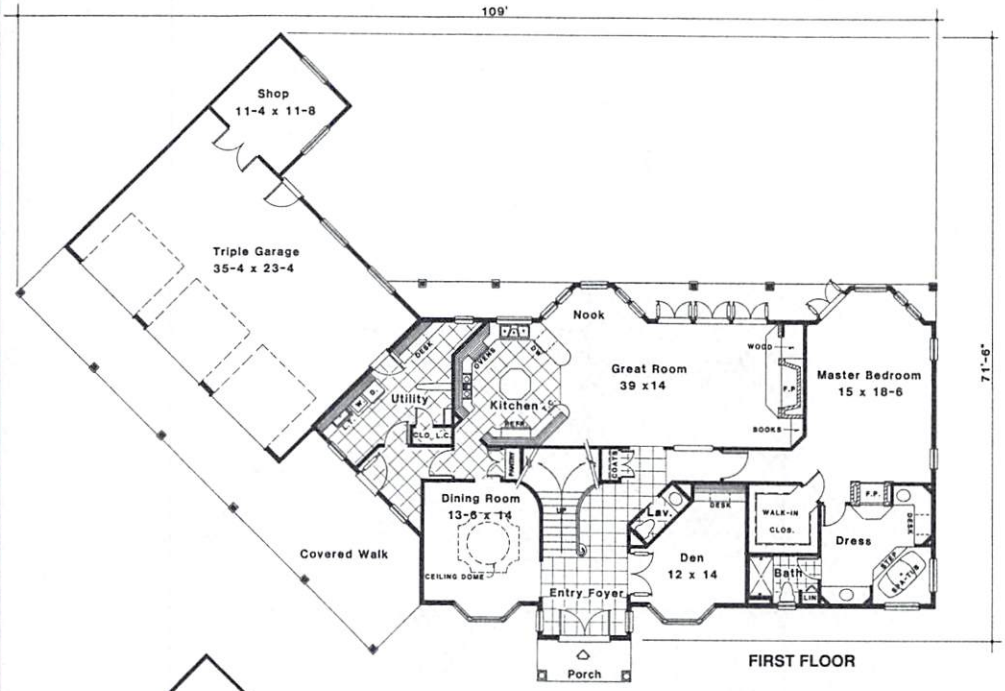
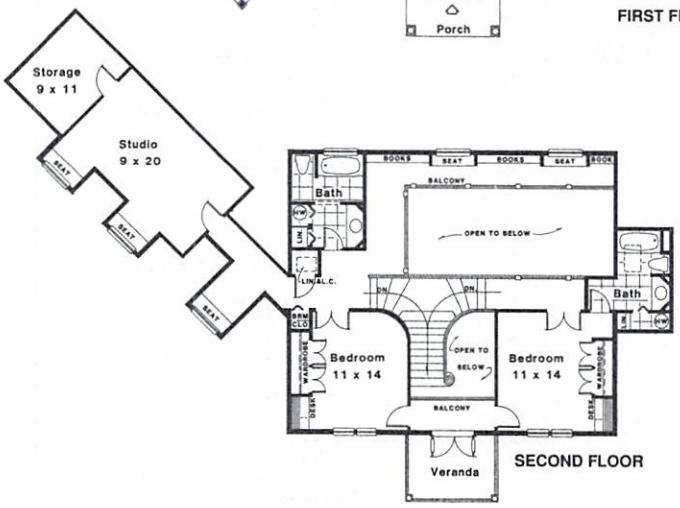
NORTHWEST HOME DESIGNING



This unique Georgian-style luxury home is complemented by an exquisite floor plan. Exterior details include dentils, columns, elegant window treatment, and a veranda. A dome ceiling accents the formal dining room, which is located directly off the entry foyer. The kitchen opens to the breakfast nook and a huge great room highlighted by a fireplace with built-in bookshelves and a vaulted ceiling. The master suite is located on the first floor for privacy and convenience. Second-floor living space includes two bedrooms, two bathrooms, and a balcony/library area which overlooks the great room. The studio, located over the three-car garage, features window seats and a large storage area.

DESIGN: EF610
BEDROOMS: 3
BATHROOMS: 4
FIRST FLOOR: 2252 Sq. Ft.
SECOND FLOOR: 960 Sq. Ft.
STUDIO: 504 Sq. Ft.
TOTAL: 3716 Sq. Ft.
PRICE: $400.00





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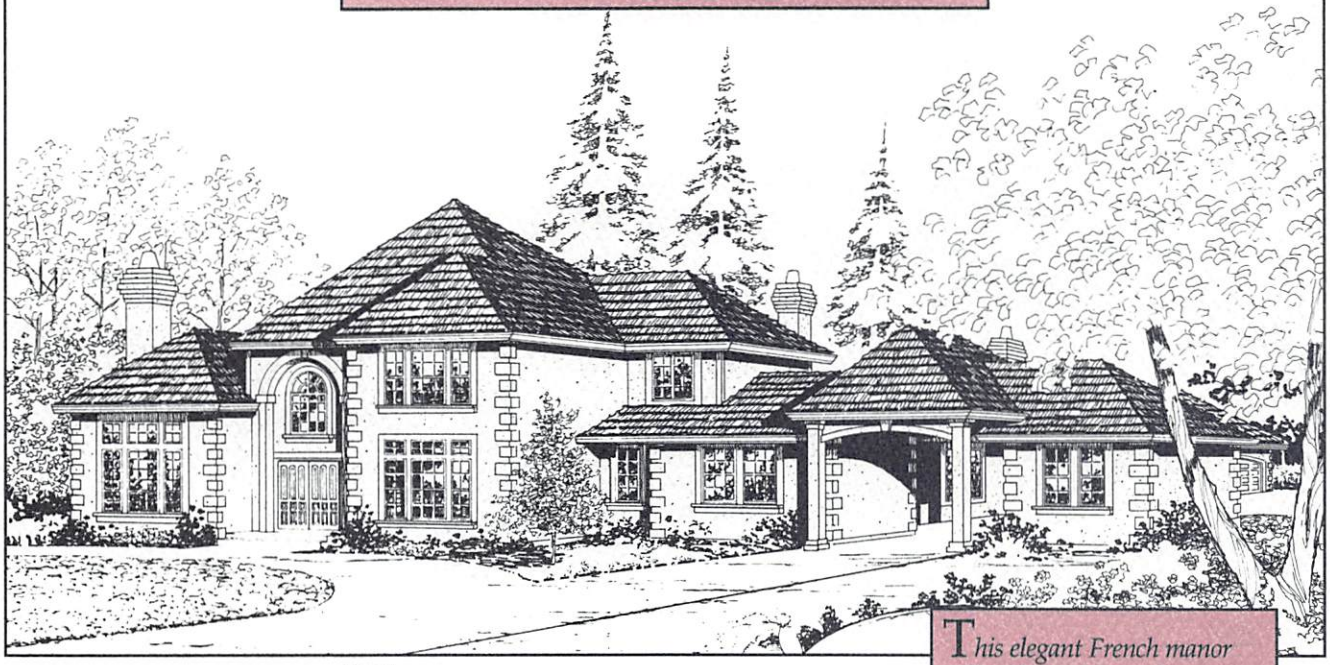

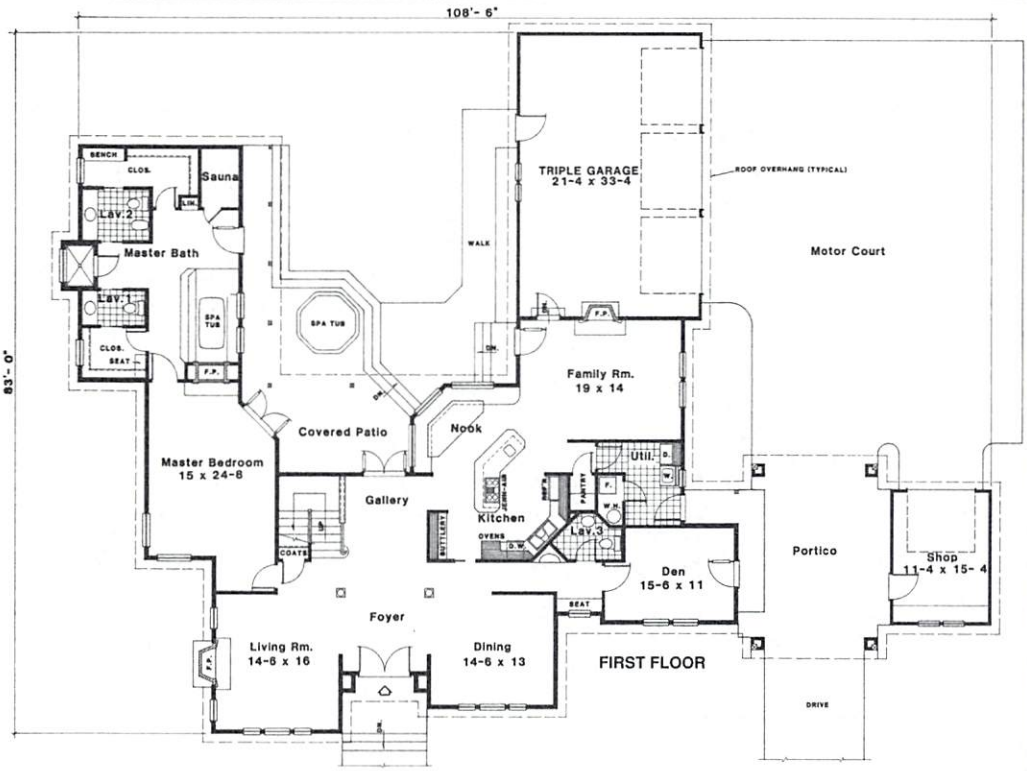

This elegant French manor will make an impressive statement for many years. The stucco facade is highlighted by quoins, an arched porte cochere, and keystones. A stately columned foyer features a sky-bridge above the central art gallery and an adjacent covered porch with hot tub. The island kitchen and built-in breakfast nook are enhanced by the window treatment, allowing natural light to flood in. The first-floor master suite features a private suana, spa tub, His and Hers baths, and separate walk-in closets. A patio leads to the triple garage and the portico connects the shop to the main house.

DESIGN: EF619
BEDROOMS: 3
BATHROOMS: 3
FIRST FLOOR: 2656 Sq. Ft.
SECOND FLOOR: 633 Sq. Ft.
TOTAL: 3289 Sq. Ft.
PRICE: $400.00

SECOND FLOOR

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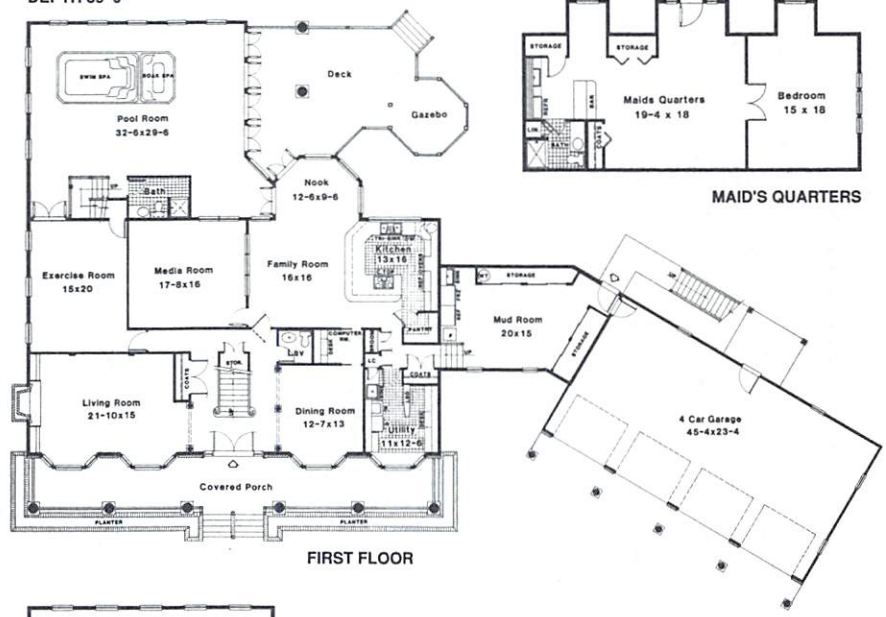
NORTHWEST HOME DESIGNING

A covered porch spans the symmetrical facade of this sprawling, gracious home. Bay windows grace the living and dining rooms, located on either side of the double-door entry. A two-story indoor pool room opening to the deck and gazebo is the highlight of the first floor; the exercise room, media room, family room, and nook offer views and access to this dramatic pool area. A spacious mud room with built-in storage connects the four-car garage to the main house. On the second floor, four bedrooms are positioned across the front of the home, while the master suite is located at the rear for privacy. The suite includes an alcoved sitting area, studio, and spa bath. Maid's quarters are located over the garage.

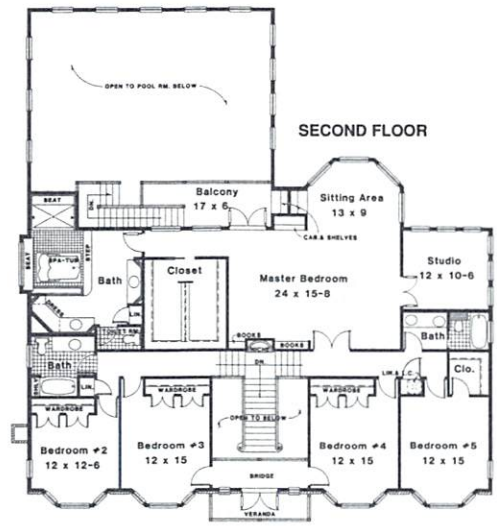
DESIGN: EF612
BEDROOMS: 5
BATHROOMS: 5
FIRST FLOOR: 2830 Sq. Ft.
SECOND FLOOR: 2320 Sq. Ft.
POOL AREA: 1032 Sq. Ft.
MAID'S QTRS: 975 Sq. Ft.
TOTAL: 7157 Sq. Ft.
PRICE: $400.00

WIDTH 133' 0"
DEPTH 89' 0"



MAID'S QUARTERS

FIRST FLOOR



SECOND FLOOR

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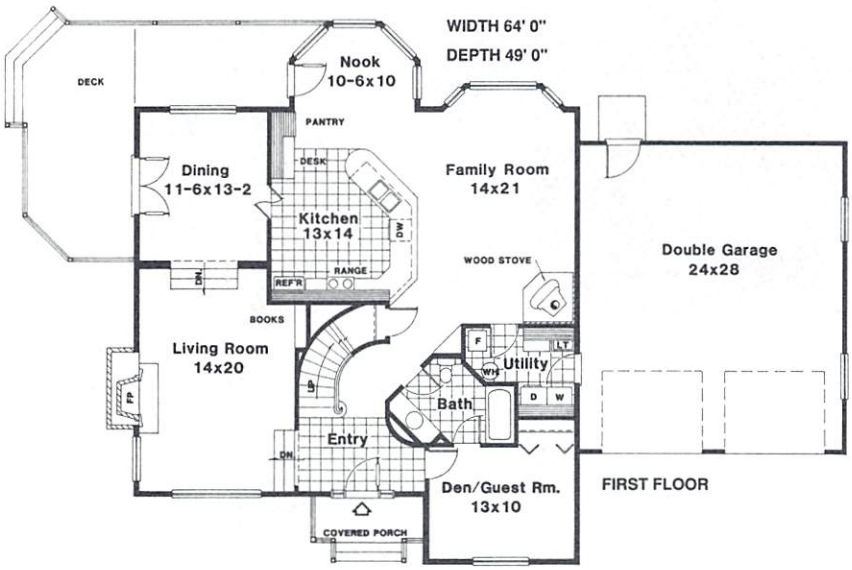

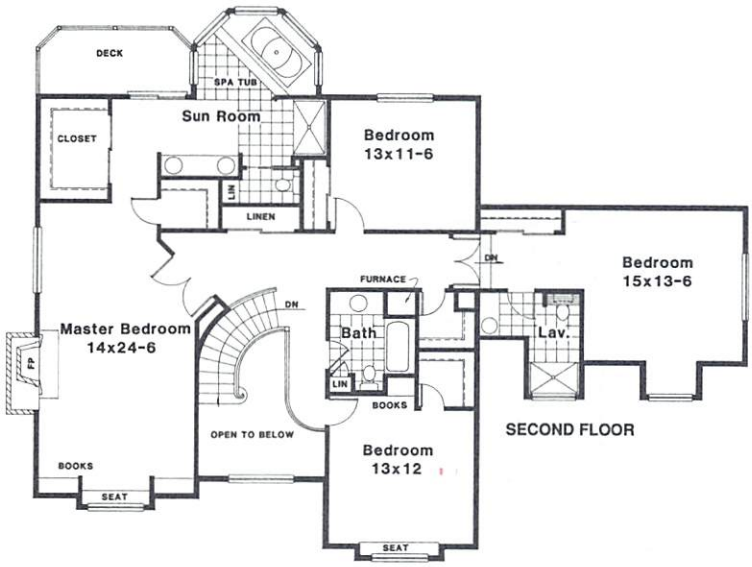

Reminiscent of earlier colonial architecture, a fashionable covered porch protects the front door of this stately traditional home. After the entry door, guests are welcomed by a spacious, two-story foyer. The den offers a quiet haven for relaxation or an optional guest room. The sunken living room and informal family room, both with fireplaces, provide two large areas for entertaining and gathering. The kitchen is positioned to serve the formal dining room and the nook, which opens to the rear deck. Double doors open to the master suite on the second floor; the bedroom features a fireplace and bookshelves located on either side of the window seat; the sun room includes a spa tub and access to the private deck.

DESIGN: EF616
BEDROOMS: 4
BATHROOMS: 4
FIRST FLOOR: 1586 Sq. Ft.
SECOND FLOOR: 1808 Sq. Ft.
TOTAL: 3394 Sq. Ft.
PRICE: $400.00

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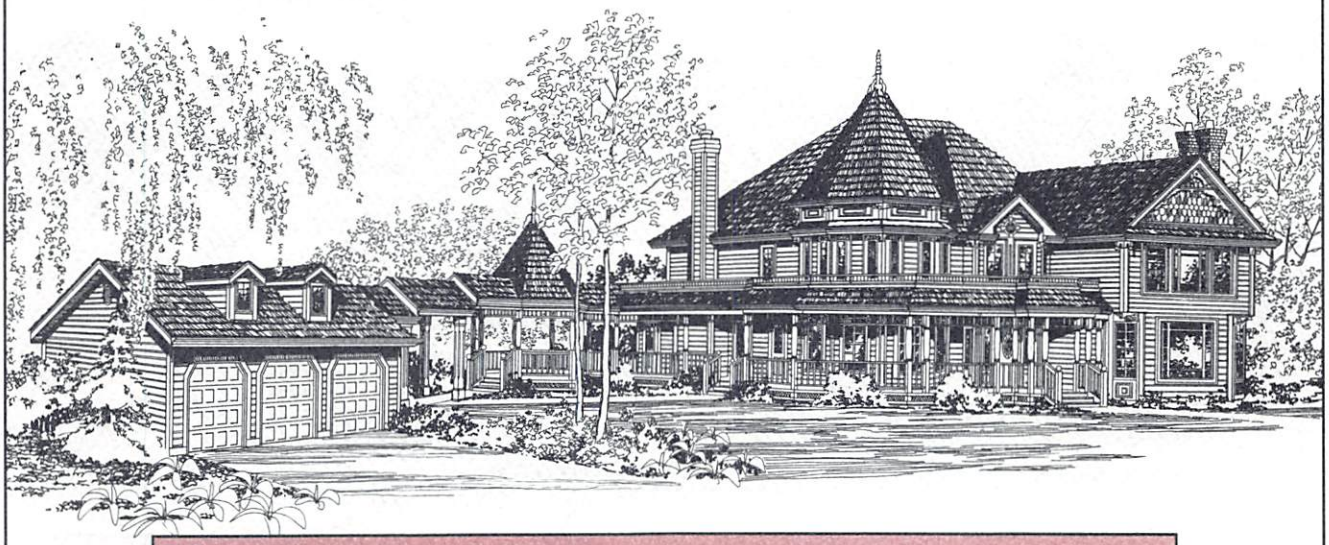
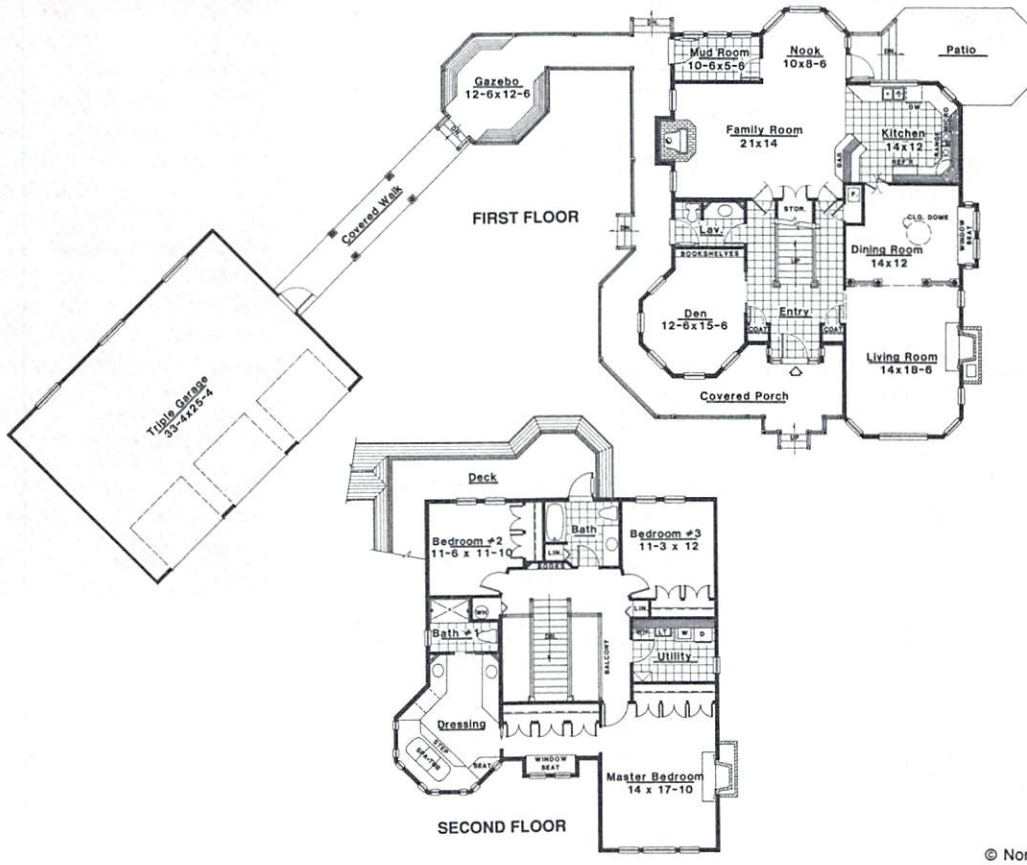
NORTHWEST HOME DESIGNING



Victorian accents including a wraparound covered porch, millwork posts, fancy shakes, and gingerbread detailing add charm to the exterior of this two-story home. The living room and octagon-shaped den with built-in bookshelves are located on opposite sides of the entry. The U-shaped kitchen opens to the family room and alcoved breakfast nook. A fireplace highlights the master bedroom, and a window seat accents the walkway to the dressing room and bath. The second-floor utility room is a convenient amenity. Two additional bedrooms share a bath, which provides access to the deck. Blueprints for this design include plans for a carriage house, three-car garage, and gazebo.

DESIGN: EF602
BEDROOMS: 3
BATHROOMS: 3
FIRST FLOOR: 1582 Sq. Ft.
SECOND FLOOR: 941 Sq. Ft.
TOTAL: 2523 Sq. Ft.
PRICE: $400.00

WIDTH 40' 0"
DEPTH 53' 0"



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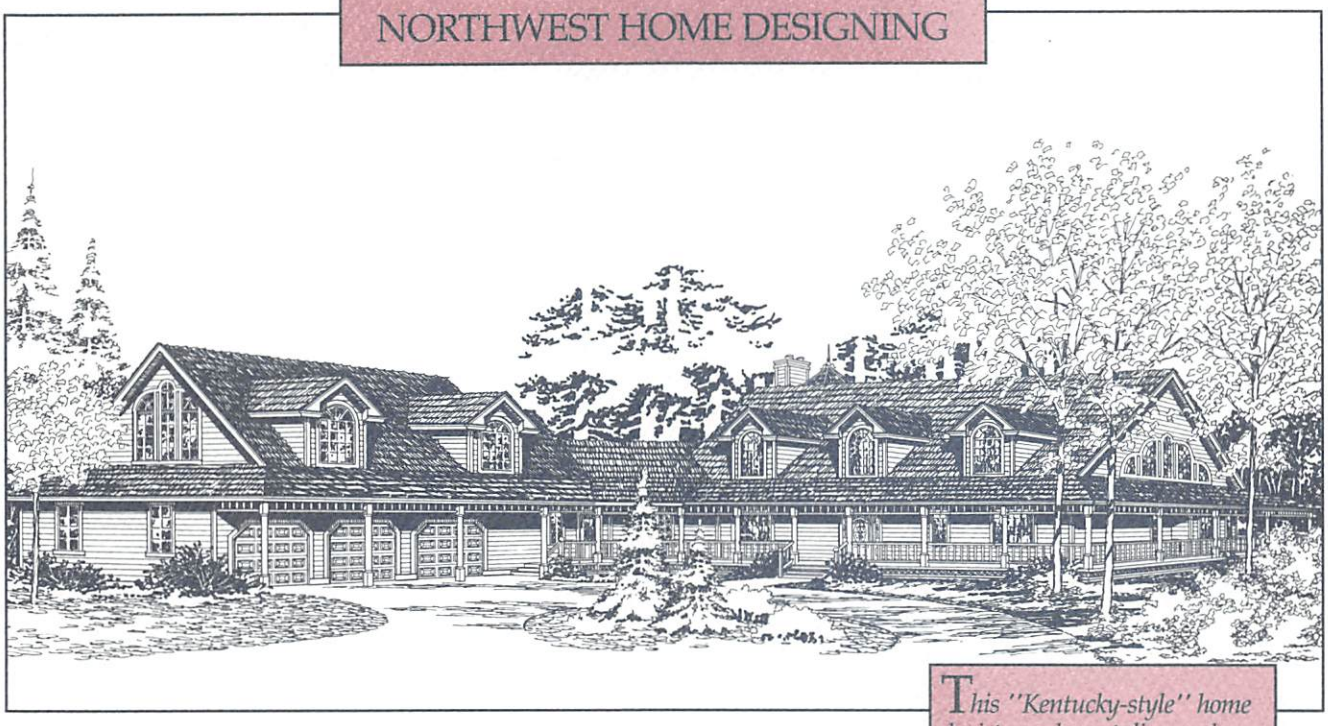
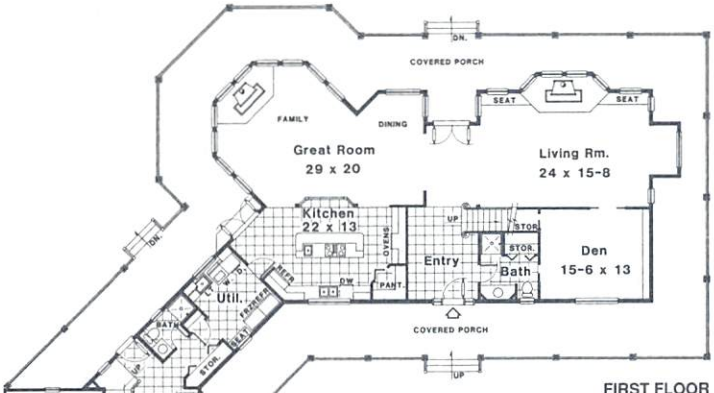
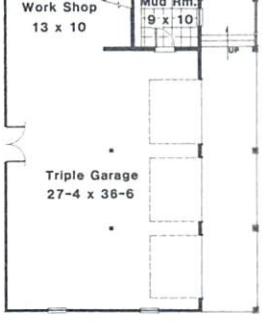


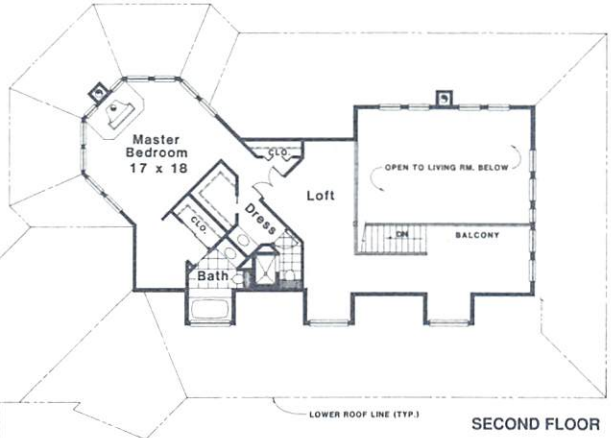


WIDTH 100' 0"

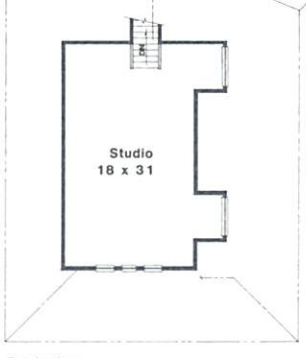
DEPTH 102' 0"

FIRST FLOOR



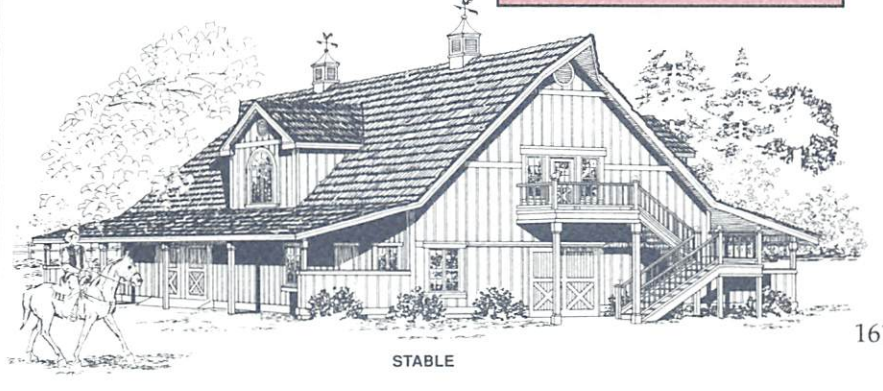


SECOND FLOOR



This "Kentucky-style" home depicts modern styling and classical architectural adaptations through an abundance of porches, millwork, and dormers. The graceful covered porch wraps around the entire main house, providing abundant outdoor living space. The two-story living room and uniquely shaped dining room feature walls of windows, adding a dramatic touch. The spacious kitchen features a work island and walk-in pantry. The master suite consumes the entire second floor; a loft overlooks the living room, and a fireplace enhances the bedroom. Stairs located off the mudroom lead to a large studio over the three-car garage.

DESIGN: EF615
BEDROOMS: Master Suite
BATHROOMS: 3
FIRST FLOOR: 2206 Sq. Ft.
SECOND FLOOR: 1790 Sq. Ft.
TOTAL: 3996 Sq. Ft.
PRICE: $400.00



STABLE

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ABOUT OUR PLANS

How good are our plans? Clients have rated them "excellent" in terms of style, clarity, accuracy, and promptness of delivery. We will help you with everything from site-planning to lumber estimate to design modifications. Northwest Home Designing, Inc. is ready to provide you with one of the most comprehensive residential designs in the industry.

Our Plans Package includes:

- **Perspective Illustration**
- **Exterior Elevations**
- **Cabinet Details**
- **Floor Plan(s) with Electrical**
- **Building Section(s)**
- **Foundation Plan**
- **Fireplace Section(s)**
- **Floor Framing Plan(s)**
- **Lumber Estimate** (ordered separately)
- **Roof Framing Plan(s)**
- **Structural Details**

Plans are designed to meet the requirements of the Uniform Building Code and are drawn to meet standard performance codes. Modification for local code variation may be required. Plans are available as blueprints or mylar sepia prints.

Prices:

Single Set	$400.00
Three Sets	$450.00
Six Sets	$500.00
Mylar Sepias	$575.00
Lumber Estimate	$25.00
Additional Sets	$40.00

To order blueprints, turn to page 187.

For more information on these plans, call or write:
NORTHWEST HOME DESIGNING, 10901 BRIDGEPORT WAY SW, TACOMA, WASHINGTON 98499 (206) 584-6309

TEXAS FLAIR

Ronald Ray Holley, the President and Owner of Texas Home Design Company in Kingwood, Texas, talks about the need to truly serve the customer when he describes many of his large, luxurious Texas-style mansions: "Whether we're modifying an existing plan or creating a custom design from scratch, we work closely with clients to ensure that each home uniquely conforms to that person's individual taste and life-style. As a result, we've had to design such special features in our homes as waterfalls, caves, islands, movie theaters and oval rooms. But, you know what, the bigger the challenge, the more we like it."

Residences created by Texas Home Design have been built far and wide. The company has completed or is currently working on projects in over 30 states, including Hawaii. A 54,000-square-foot estate is being designed for clients in New York, as well as a 25,000-square-foot home in Baltimore and a 30,000-square-foot home in New Jersey.

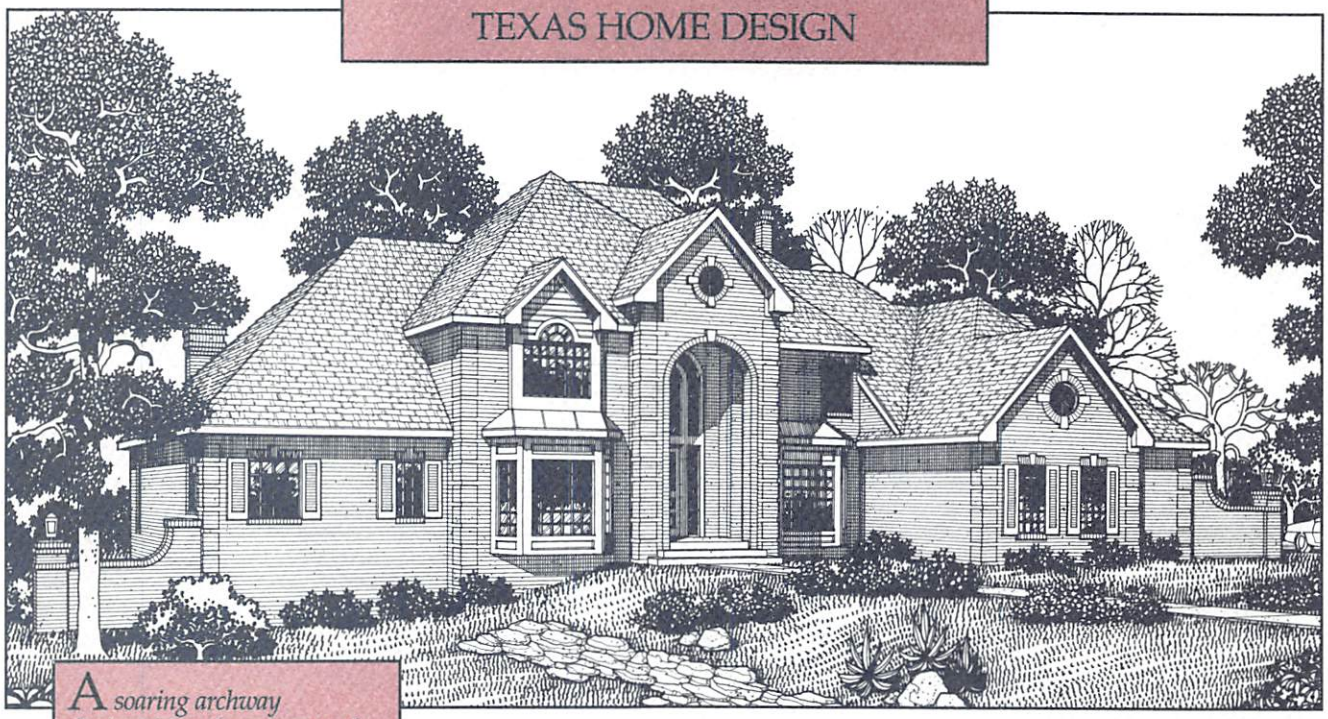
Mr. Holley himself is presently designing a 20,000-square-foot personal residence for Debbie Reynolds and her husband, Richard Hamlett, to be constructed in Bel Air, California. Special features of this three-and-a-half-story home include a built-in pool, a waterfall, two double circular staircases, and a 1000-square-foot walk-in closet for Miss Reynolds.

Texas Home Design has been granted a number of awards and distinctions. Television Station WJMK in Boca Raton, Florida, selected Texas Home Design to create a 5,000-square-foot home for a project being produced by the PBS Network called "State of the Art Architecture." Holley's design will be featured in 13 episodes of this half-hour PBS program.

Along with numerous state and national awards, the company won Best of Show in National Competition in 1988 and Best of Show in International Competition in 1985, both awards presented as part of the American Institute of Building Designers National and International Competitions.

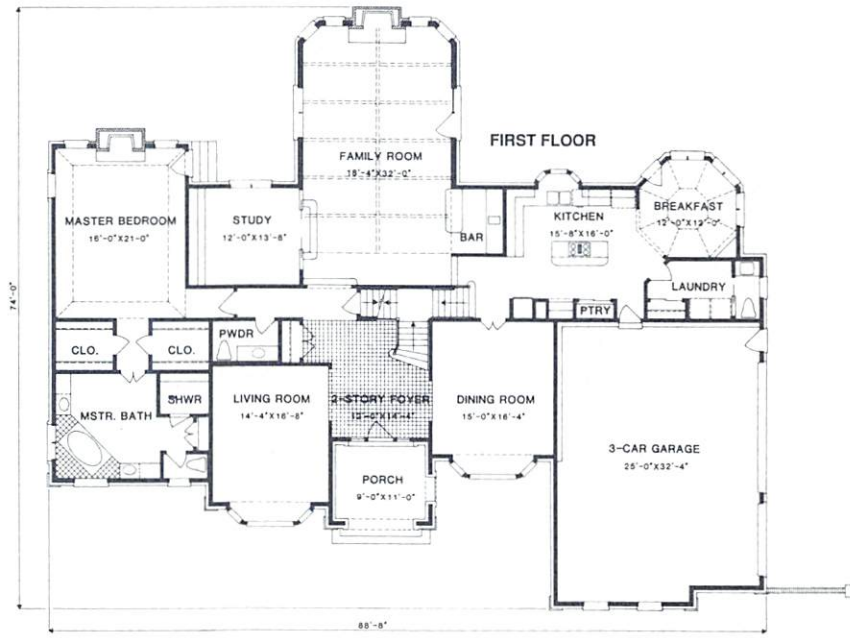
Homes designed by Ronald Ray Holley have been featured in Unique Homes *magazine and his designs are published monthly in* Professional Builder *magazine. Holley is joined on his staff by five registered architects, all dedicated to giving the best in Texas-style service and design.*

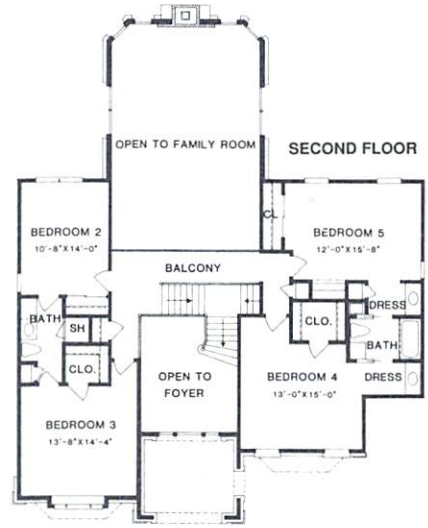
TEXAS HOME DESIGN



A soaring archway distinguishes the entrance of this grand home. The living room and dining room, each with a bay window, are located on opposite sides of the two-story foyer. The large family room features a walk-in wet bar, fireplace, and an adjacent study. The spacious kitchen, which includes an island cooktop, has an octagon-shaped breakfast room tucked into one corner. The master suite, located on the main floor, has two walk-in closets, a fireplace, and double doors that open to a luxury bath. A balcony, which overlooks the family room, separates the four spacious second-floor bedrooms.

DESIGN: EG701
BEDROOMS: 5
BATHROOMS: 5
FIRST FLOOR: 3274 Sq. Ft.
SECOND FLOOR: 1414 Sq. Ft.
TOTAL: 4688 Sq. Ft.
PRICE: $563.00





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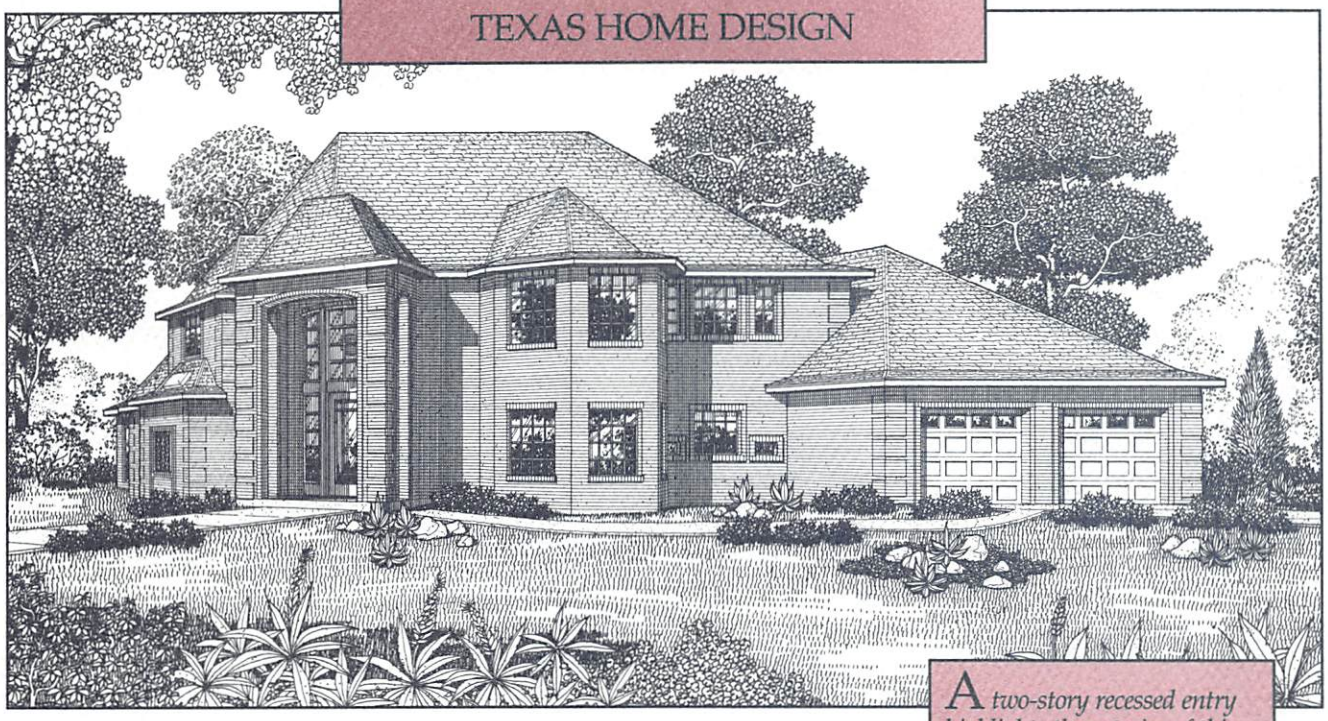
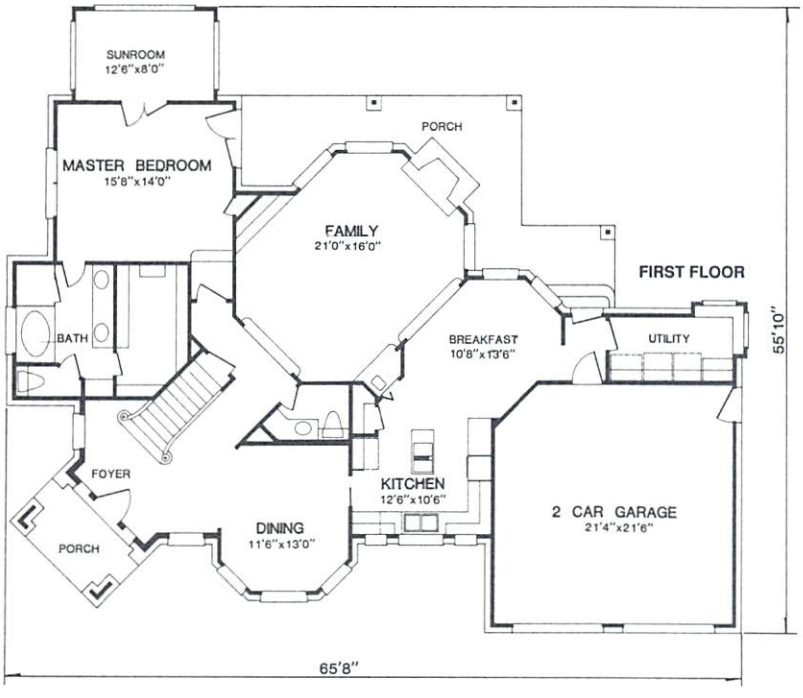
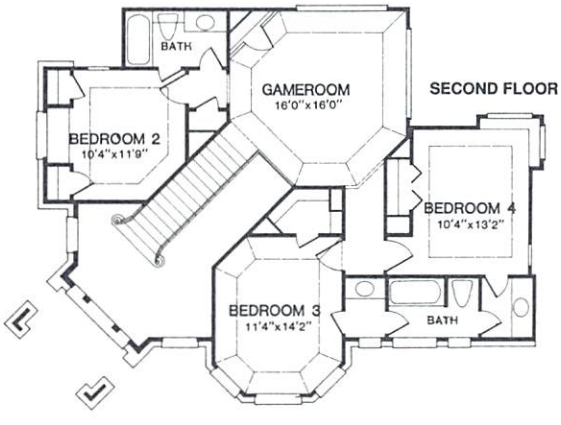
TEXAS HOME DESIGN







A two-story recessed entry highlights the exterior of this stunning home. The high-impact foyer opens to the dining room and family room, which contains a fireplace and wet bar. A powder room is conveniently located off the foyer. An island in the kitchen adds extra counter space, and the large pantry is a handy amenity. A private sunroom brightens the master suite, where the deluxe bath includes a separate shower and tub and a large walk-in closet. Three additional bedrooms are located on the second floor. The large game room is an ideal location for family gatherings or children's play.

DESIGN: EG713
BEDROOMS: 4
BATHROOMS: 4
FIRST FLOOR: 1754 Sq. Ft.
SECOND FLOOR: 994 Sq. Ft.
TOTAL: 2748 Sq. Ft.
PRICE: $330.00

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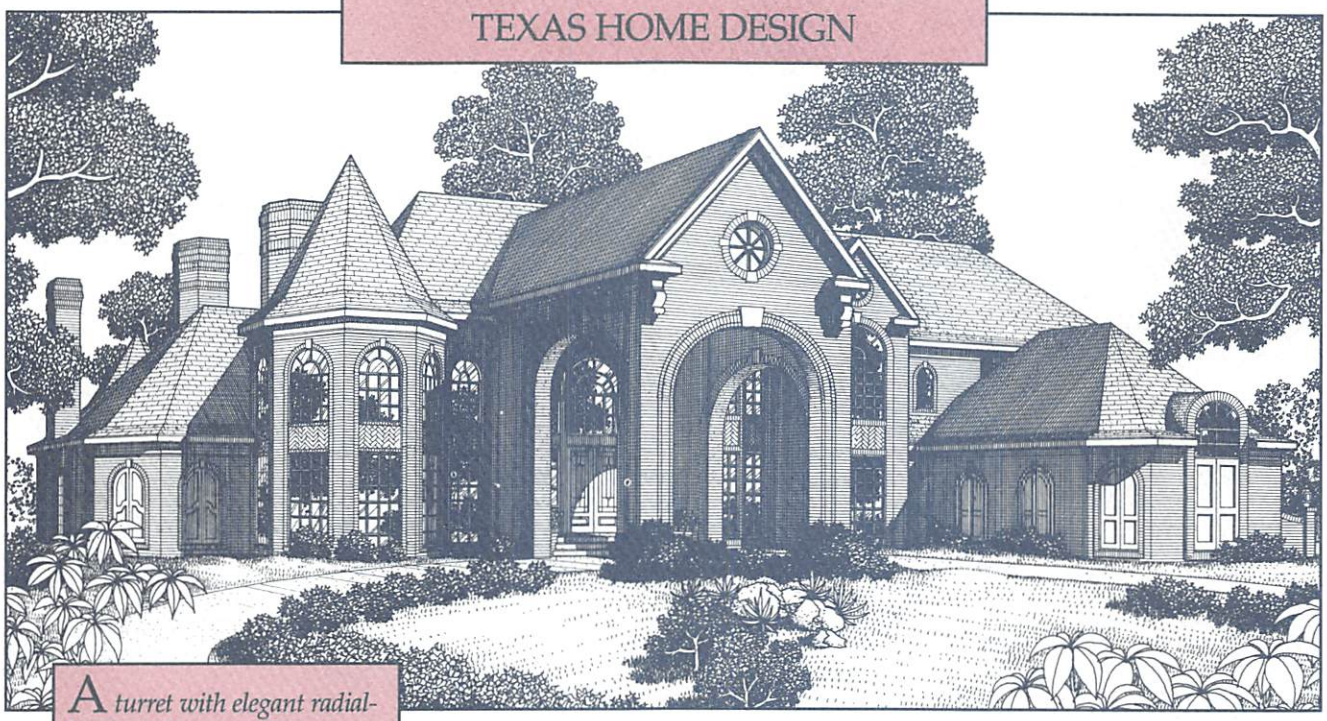
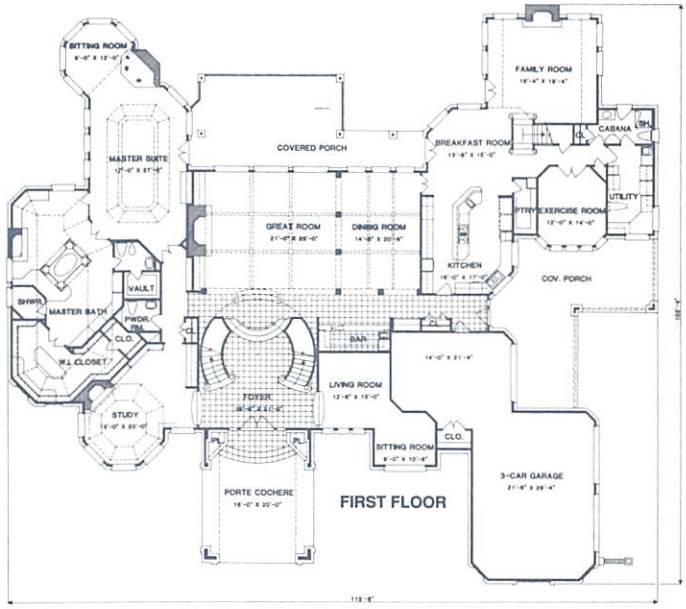
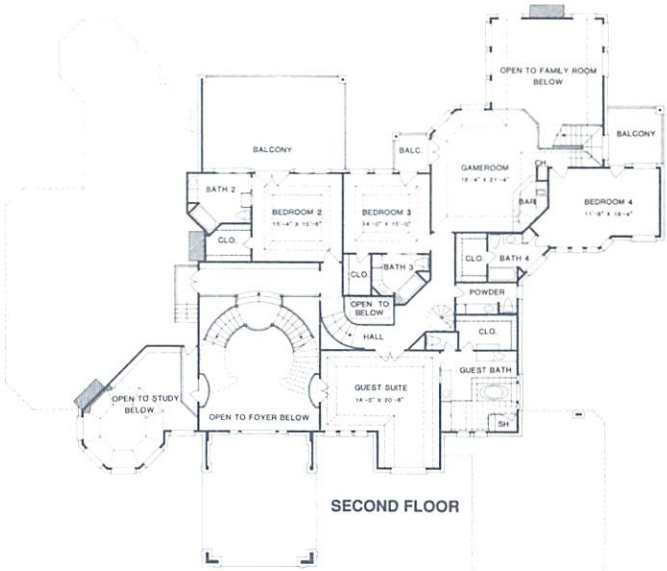
TEXAS HOME DESIGN



A turret with elegant radial-head windows complements the arched porte cochere of this stunning home. A semi-circular staircase highlights the two-story foyer. The huge great room and family room feature fireplaces. The secluded living room offers a private sitting area. The exceptional master suite is located in one first-floor wing; the bedroom includes a sitting room tucked into an alcove, while the bath has a separate shower and tub and oversized walk-in closet. Second-floor living space includes a guest suite and three additional bedrooms each with private baths and walk-in closets.

DESIGN: EG717
BEDROOMS: 5
BATHROOMS: 7
FIRST FLOOR: 5444 Sq. Ft.
SECOND FLOOR: 2837 Sq. Ft.
TOTAL: 8281 Sq. Ft.
PRICE: $994.00





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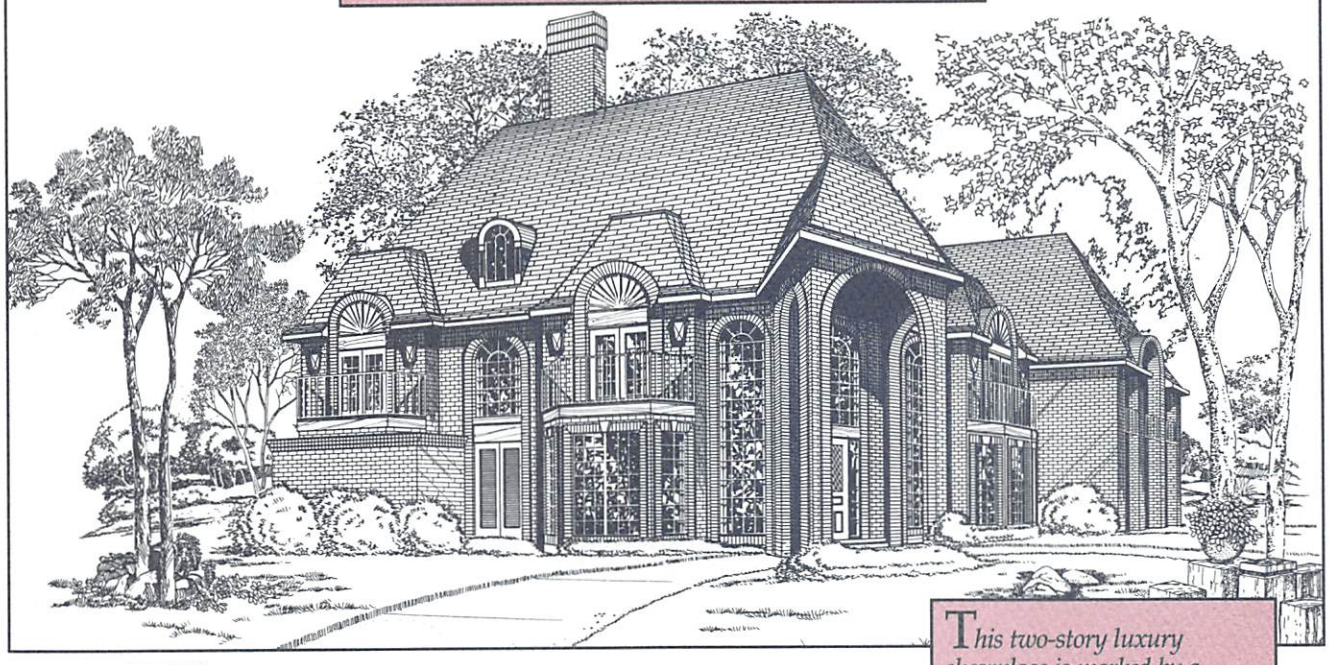
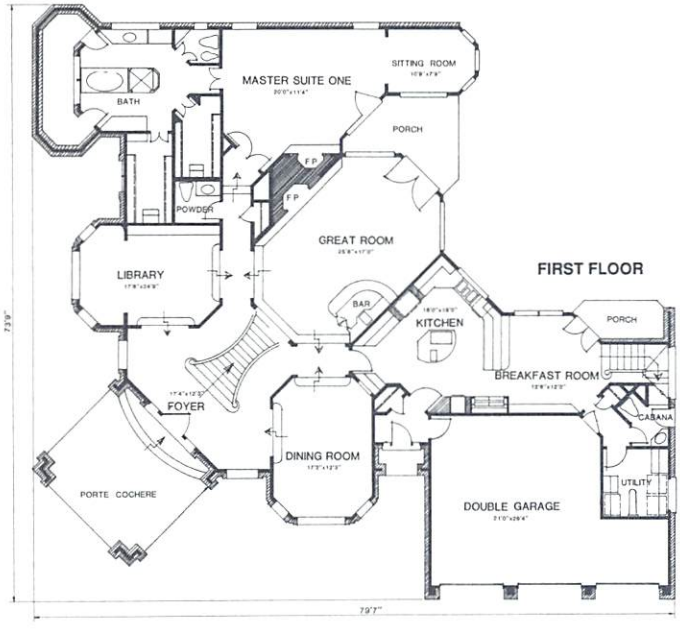
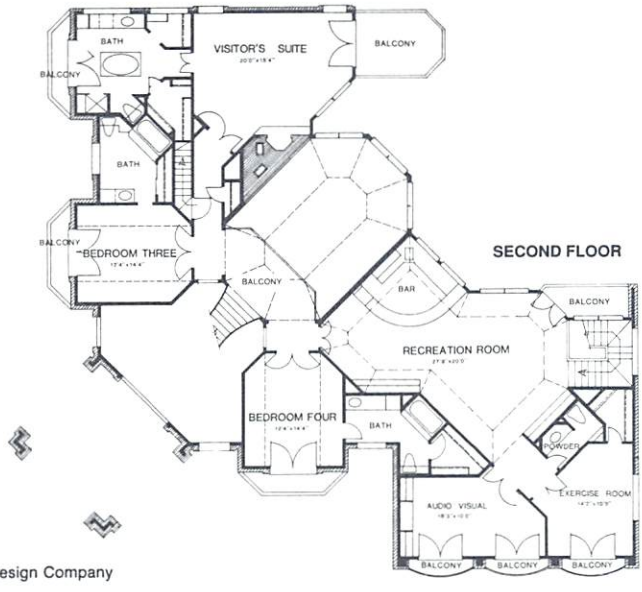
TEXAS HOME DESIGN





FIRST FLOOR



SECOND FLOOR

This two-story luxury showplace is marked by a grand entrance. The foyer, which has an elegant central staircase, is flanked by the sunken library and dining room. An exciting great room is located behind the foyer and features a fireplace, wet bar, and French doors opening to a covered porch. The island kitchen is adjacent to the breakfast room, where an additional staircase leads to the second floor. The first-floor master suite includes a sitting bay and luxurious bath. A second suite upstairs is perfect for overnight guests. Two additional bedrooms, a huge recreation room, and audio/visual and exercise rooms complete the living space.

DESIGN: EG714
BEDROOMS: 4
BATHROOMS: 7
FIRST FLOOR: 2800 Sq. Ft.
SECOND FLOOR: 2527 Sq. Ft.
TOTAL: 5327 Sq. Ft.
PRICE: $639.00

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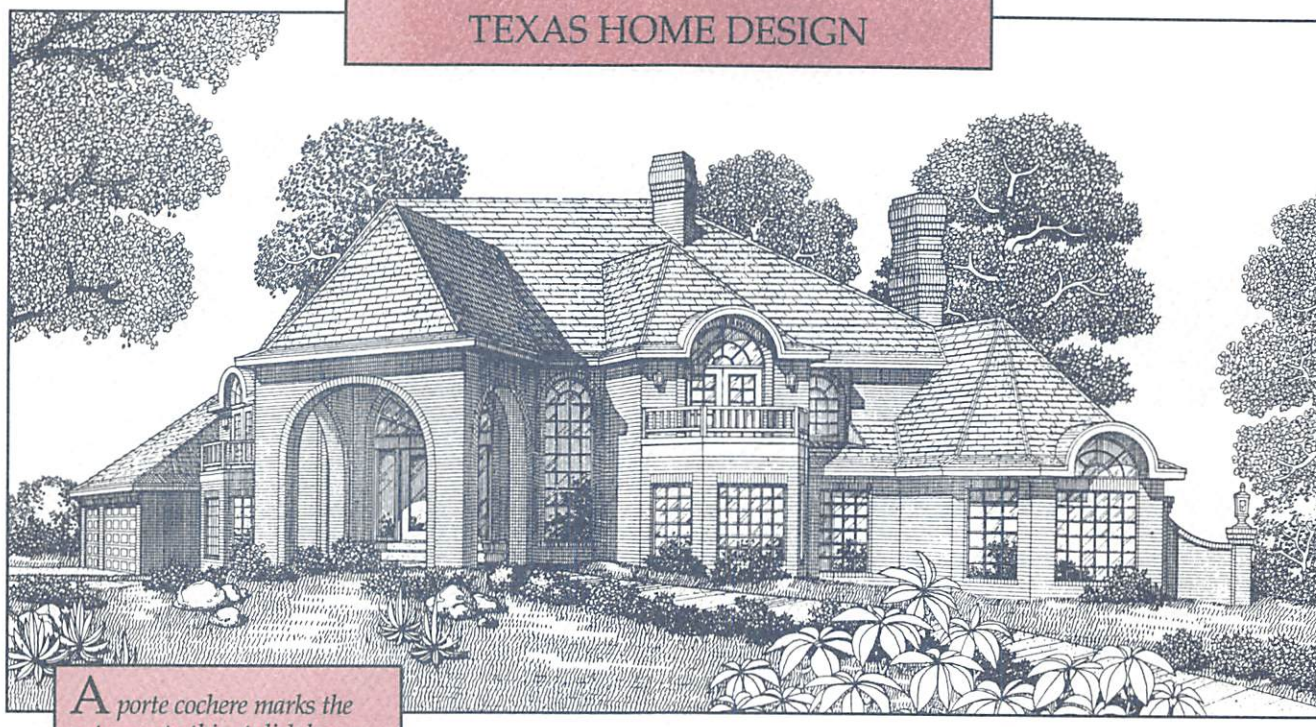
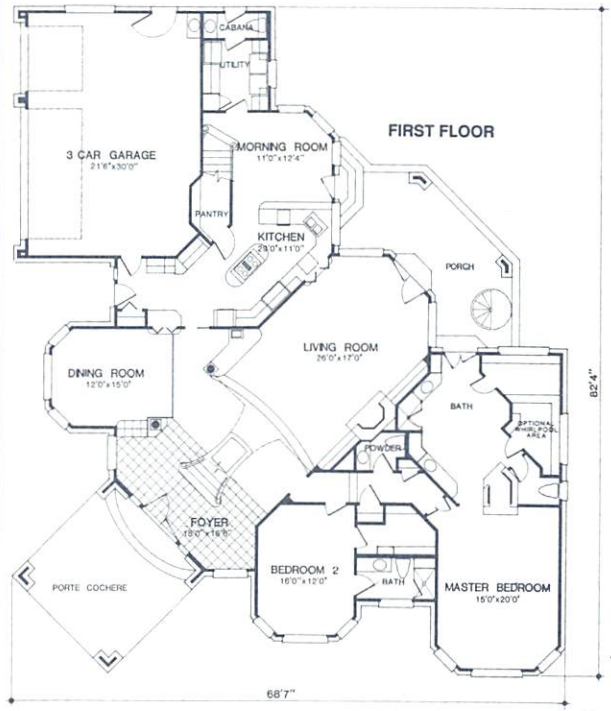
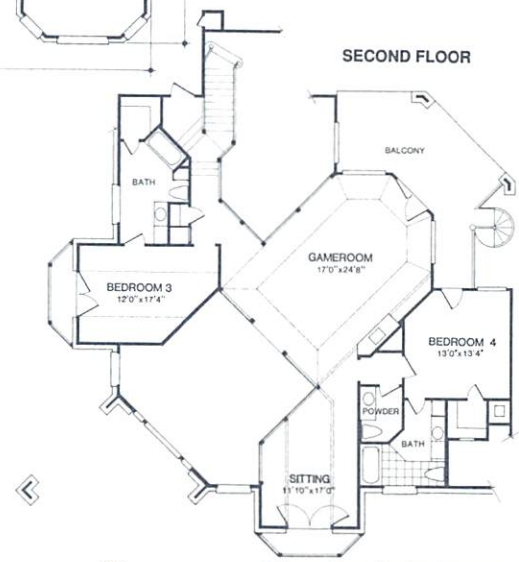
TEXAS HOME DESIGN



A porte cochere marks the entrance to this stylish home. Beyond the impressive two-story foyer lies a grand sunken living room with wet bar, fireplace with built-in bookshelves, and access to a rear covered porch. A spacious kitchen, with work island and pantry, conveniently serves both the morning room and dining room. The first floor master suite features a large bath with twin vanities, His and Hers walk-in closets, a shower and optional whirlpool area, access to the rear porch, and a through-fireplace to warm both bedroom and dressing area. Three additional bedrooms — one on first floor, two on second floor — have private baths. Upstairs, a gameroom with wet bar and sitting room opens to a second-story lookout balcony and completes the amenities in this graceful, refined home.

DESIGN: EG703
BEDROOMS: 4
BATHROOMS: 6
FIRST FLOOR: 2826 Sq. Ft.
SECOND FLOOR: 1504 Sq. Ft.
TOTAL: 4330 Sq. Ft.
PRICE: $519.00





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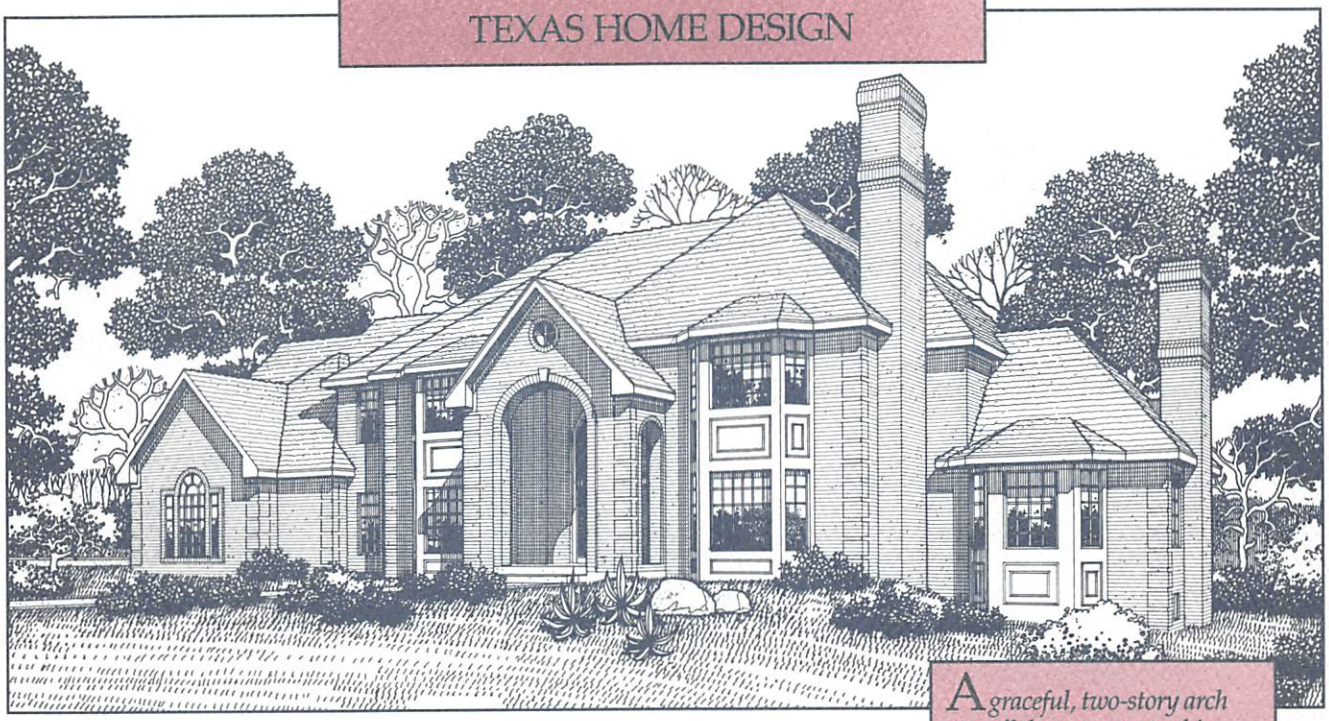
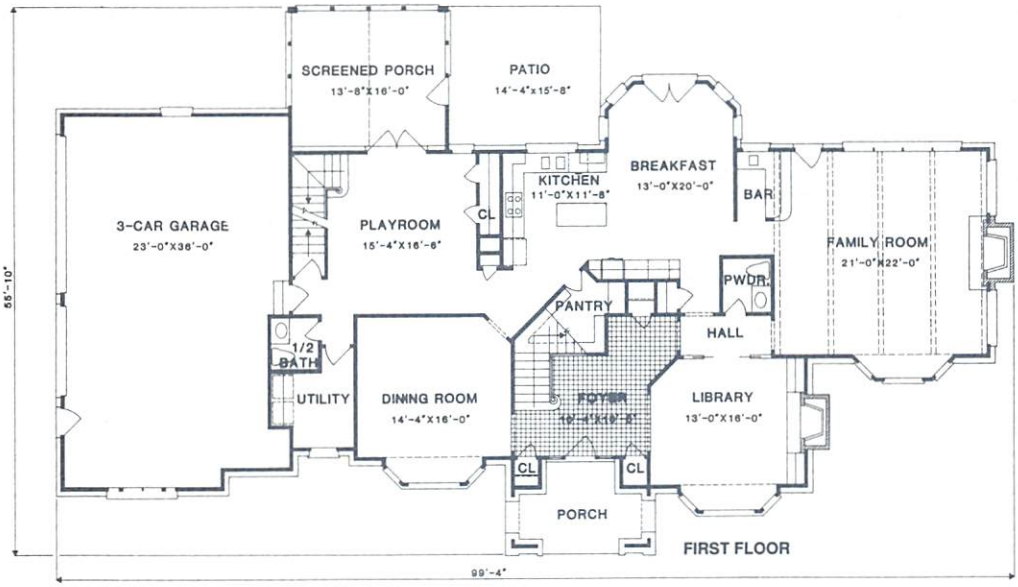
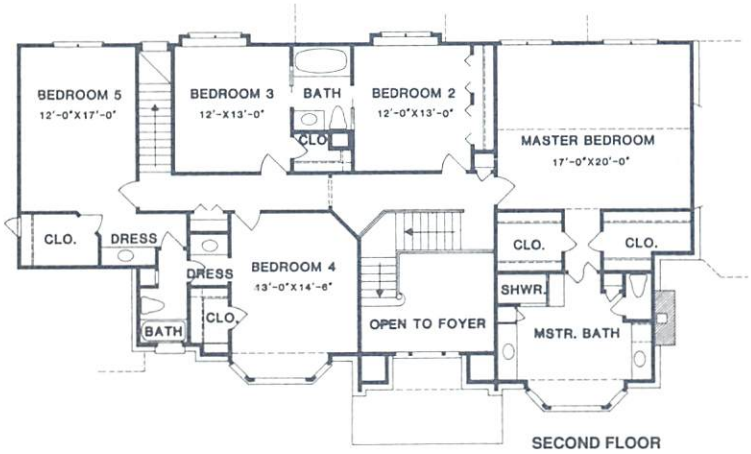




A graceful, two-story arch sets off the entrance to this exquisite home. A formal dining room and library with fireplace are located on opposite sides of the foyer; each has a stunning bay window. The L-shaped kitchen with island workstation opens directly into the spacious breakfast room. The playroom offers access to a large screened porch. Two staircases lead to the second floor where five bedrooms are located. The master suite has two walk-in closets and a bath with twin vanities and bay window.

DESIGN: EG706
BEDROOMS: 5
BATHROOMS: 5
FIRST FLOOR: 2650 Sq. Ft.
SECOND FLOOR: 1909 Sq. Ft.
TOTAL: 4559 Sq. Ft.
PRICE: $547.00



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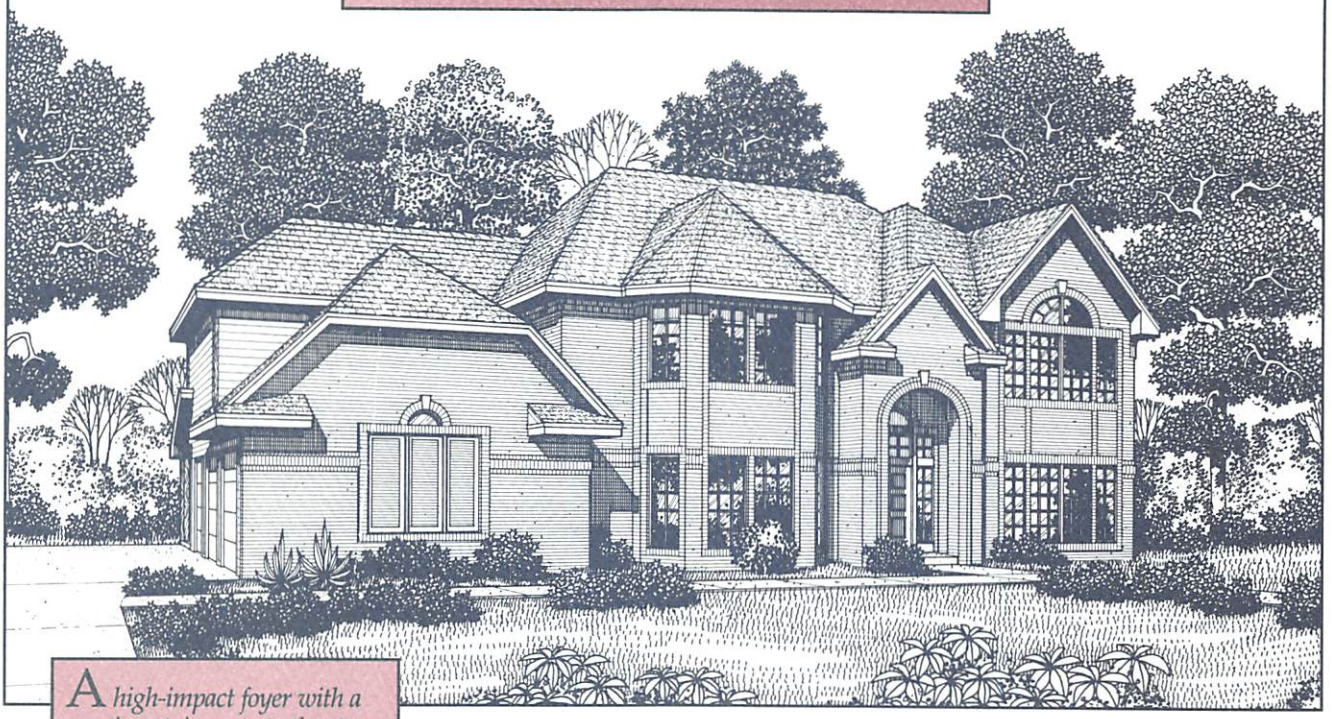
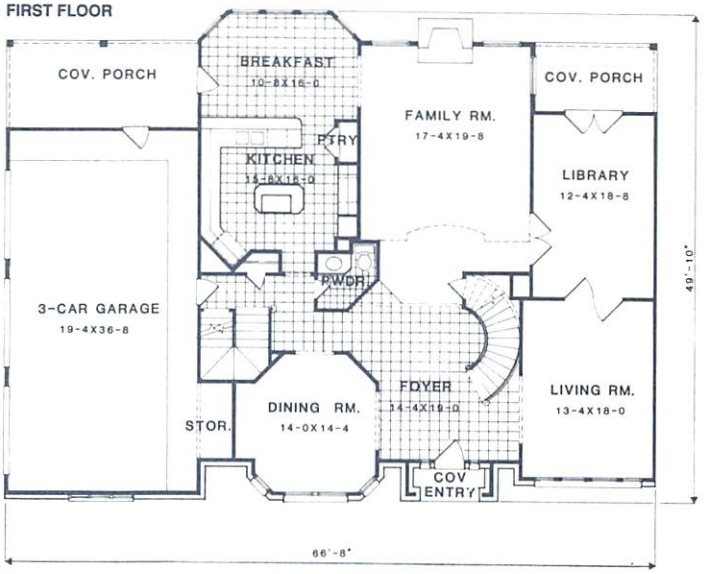


A high-impact foyer with a curving staircase sets the stage for a luxurious interior design. The formal living room and dining room flank the entrance. A set of double French doors opens to a library, where a second set of doors leads to a covered porch. The two-story family room is anchored by an impressive brick fireplace. The roomy kitchen contains a center island, a pantry, and an adjoining breakfast nook with access to a covered porch. The second-floor master suite features an elegant bath with separate shower and tub and a huge walk-in closet.

DESIGN: EG715
BEDROOMS: 4
BATHROOMS: 4
FIRST FLOOR: 1937 Sq. Ft.
SECOND FLOOR: 1960 Sq. Ft.
TOTAL: 3897 Sq. Ft.
PRICE: $468.00

FIRST FLOOR



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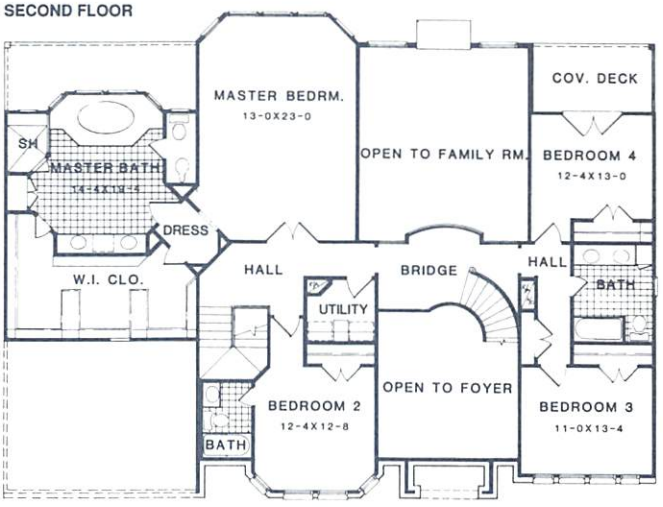

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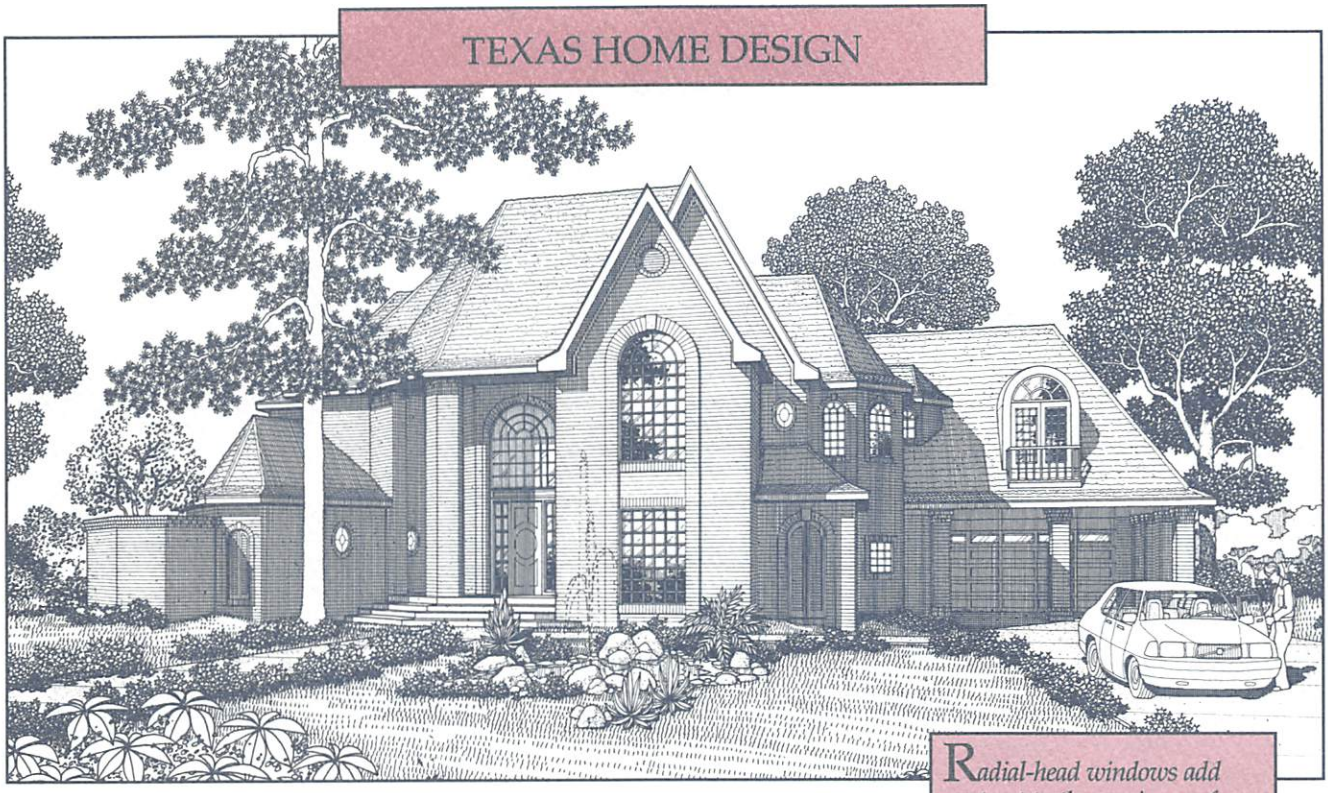

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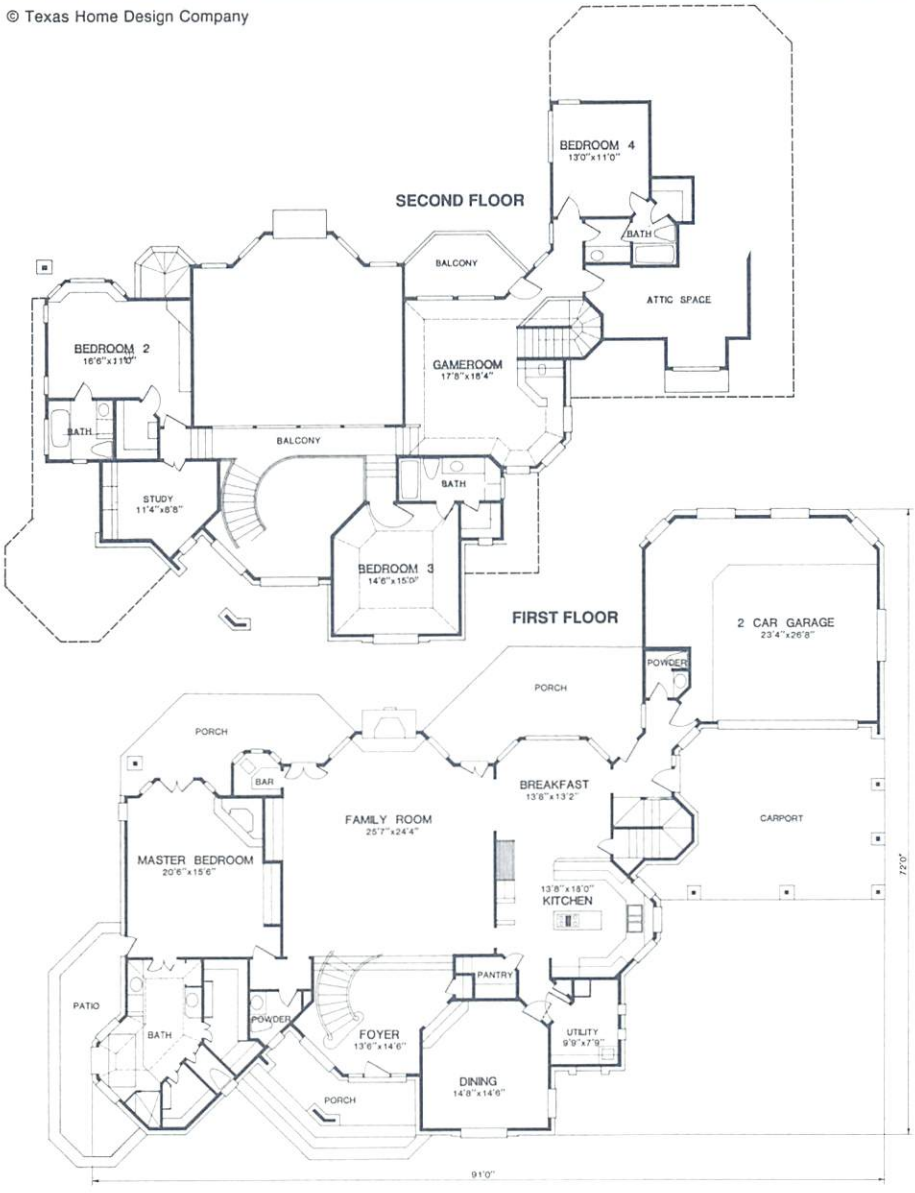
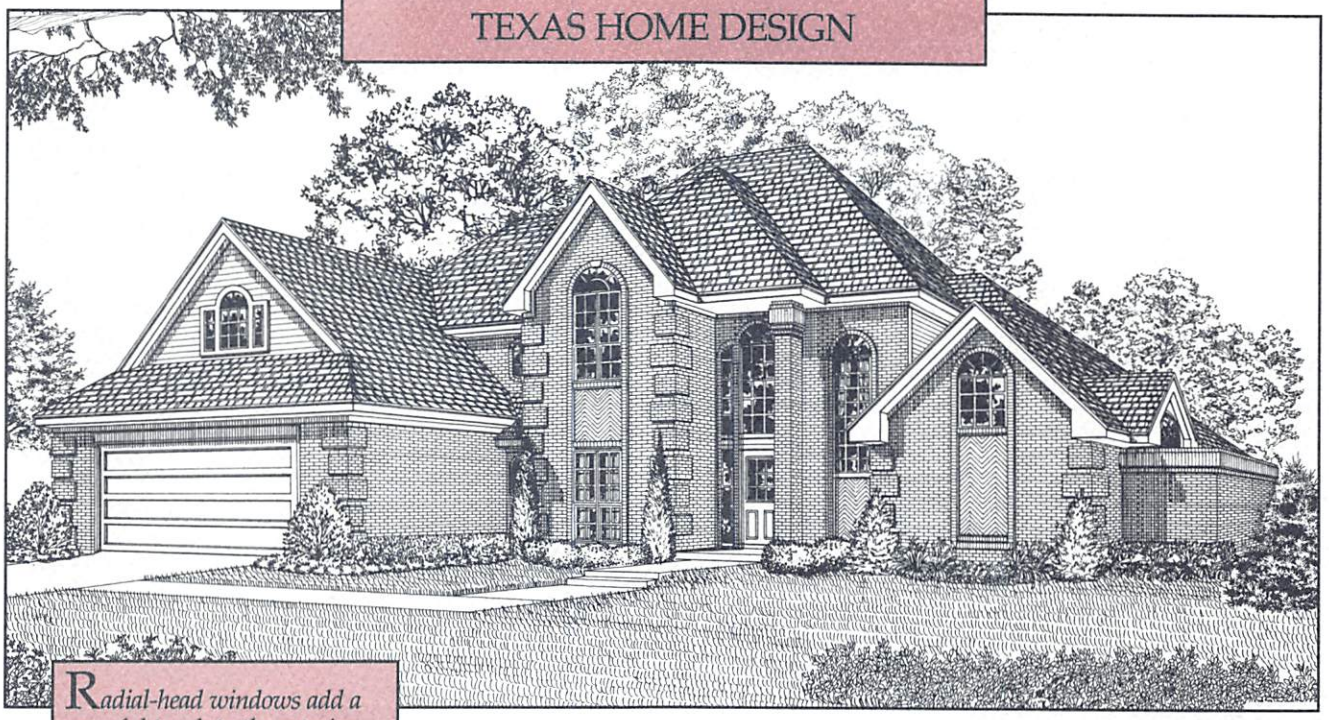


Radial-head windows add contrast to the soaring roof lines of this impressive brick home. The two-story family room with fireplace, wet bar, and porch access is the highlight of the first floor. A U-shaped kitchen is designed to easily serve both the formal dining room and breakfast room. The master suite includes amenities such as a corner fireplace, private patio, two walk-in closets, and separate shower and tub. A game room and study provide a second-floor gathering spot and quiet retreat.

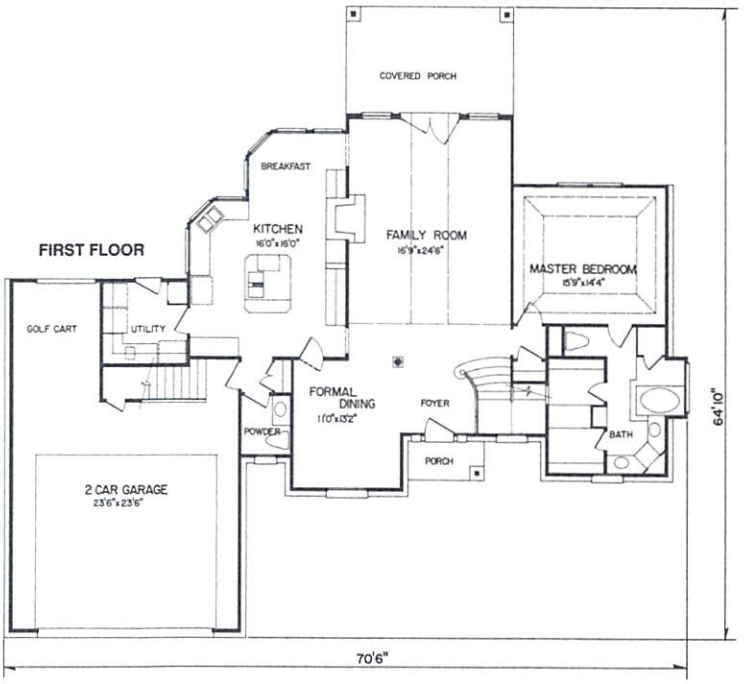
DESIGN: EG716
BEDROOMS: 4
BATHROOMS: 6
FIRST FLOOR: 2482 Sq. Ft.
SECOND FLOOR: 1570 Sq. Ft.
TOTAL: 4052 Sq. Ft.
PRICE: $486.00

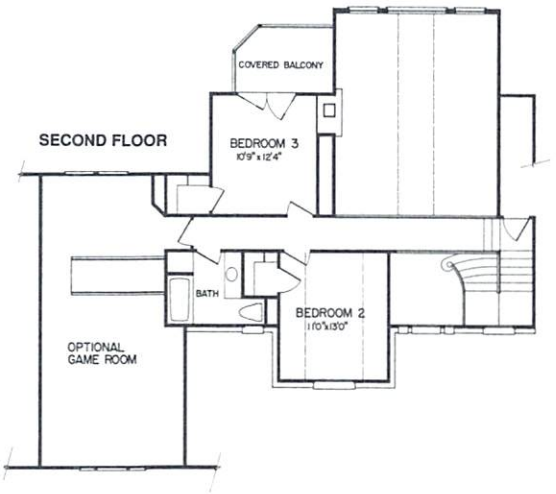
TEXAS HOME DESIGN



Radial-head windows add a graceful touch to the exterior of this extraordinary home. The family room, positioned directly off the foyer, features a cathedral ceiling, fireplace, and access to a covered porch. The kitchen has a convenient island cooktop and an adjoining breakfast area. The formal dining room is positioned for easy access to the kitchen through a swinging door. The master suite features a luxury compartmented bath with two walk-in closets. Two additional bedrooms are located on the second floor; each has a walk-in closet, and one offers access to a private balcony.

DESIGN: EG708
BEDROOMS: 3
BATHROOMS: 3
FIRST FLOOR: 1680 Sq. Ft.
SECOND FLOOR: 618 Sq. Ft.
TOTAL: 2298 Sq. Ft.
PRICE: $276.00





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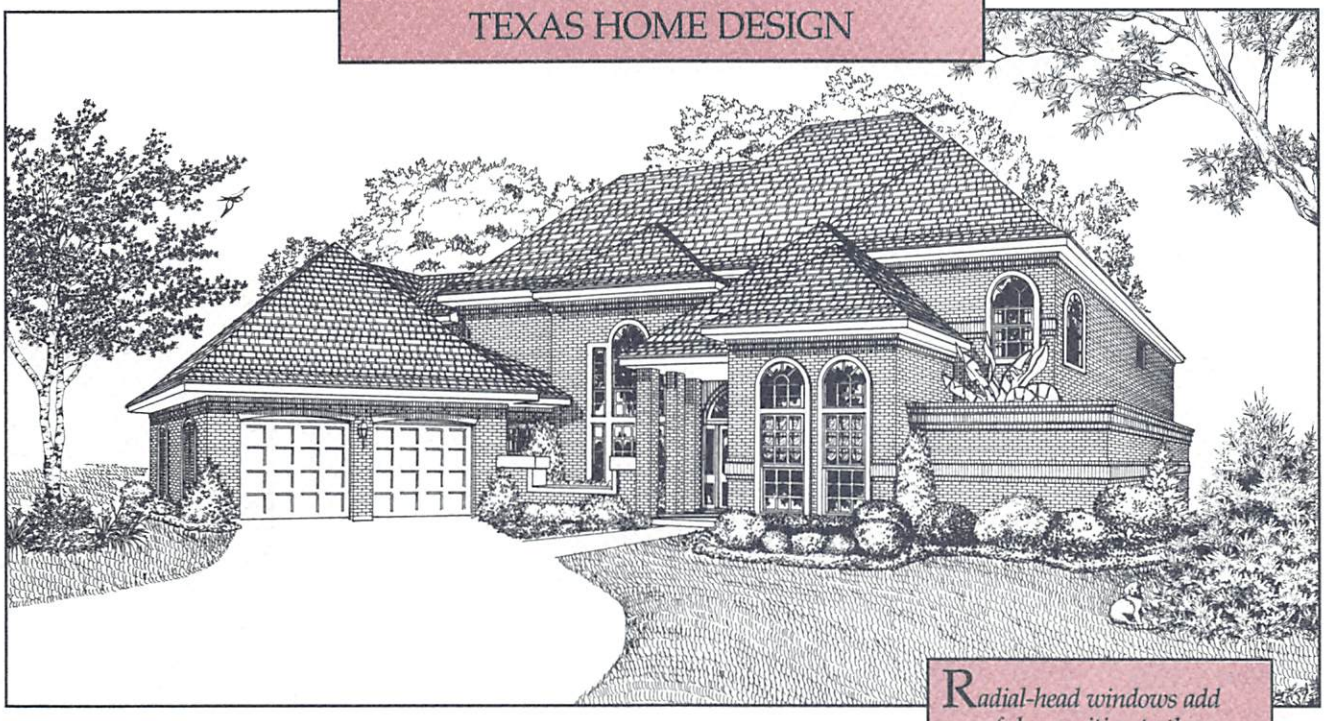
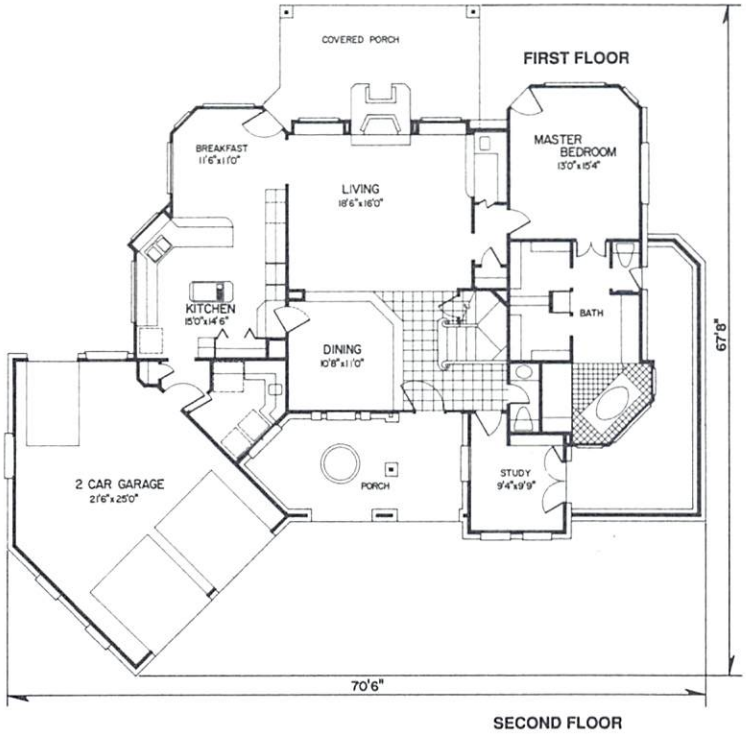
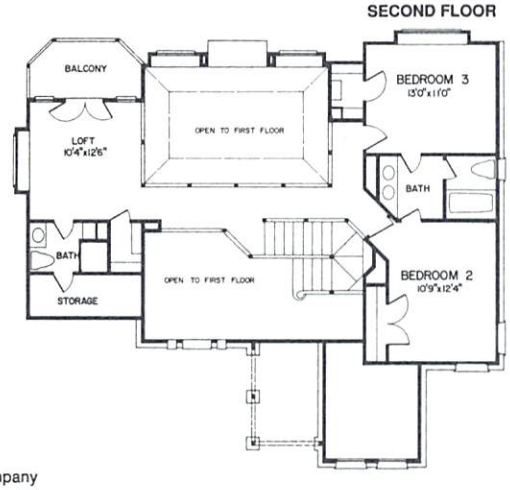
TEXAS HOME DESIGN



Radial-head windows add graceful opposition to the angled roof and horizontal brick detailing of this beautiful home. The foyer leads to a two-story dining room and living room, which features a fireplace flanked by windows overlooking the covered porch. The private study has French doors that lead to a patio. The island kitchen serves the adjoining breakfast room and adjacent dining room with ease. His and Hers walk-in closets and a luxury bath highlight the first-floor master suite. A second-floor loft overlooks the family room; French doors open to a sunny balcony.

DESIGN: EG705
BEDROOMS: 3
BATHROOMS: 4
FIRST FLOOR: 1710 Sq. Ft.
SECOND FLOOR: 820 Sq. Ft.
TOTAL: 2530 Sq. Ft.
PRICE: $304.00





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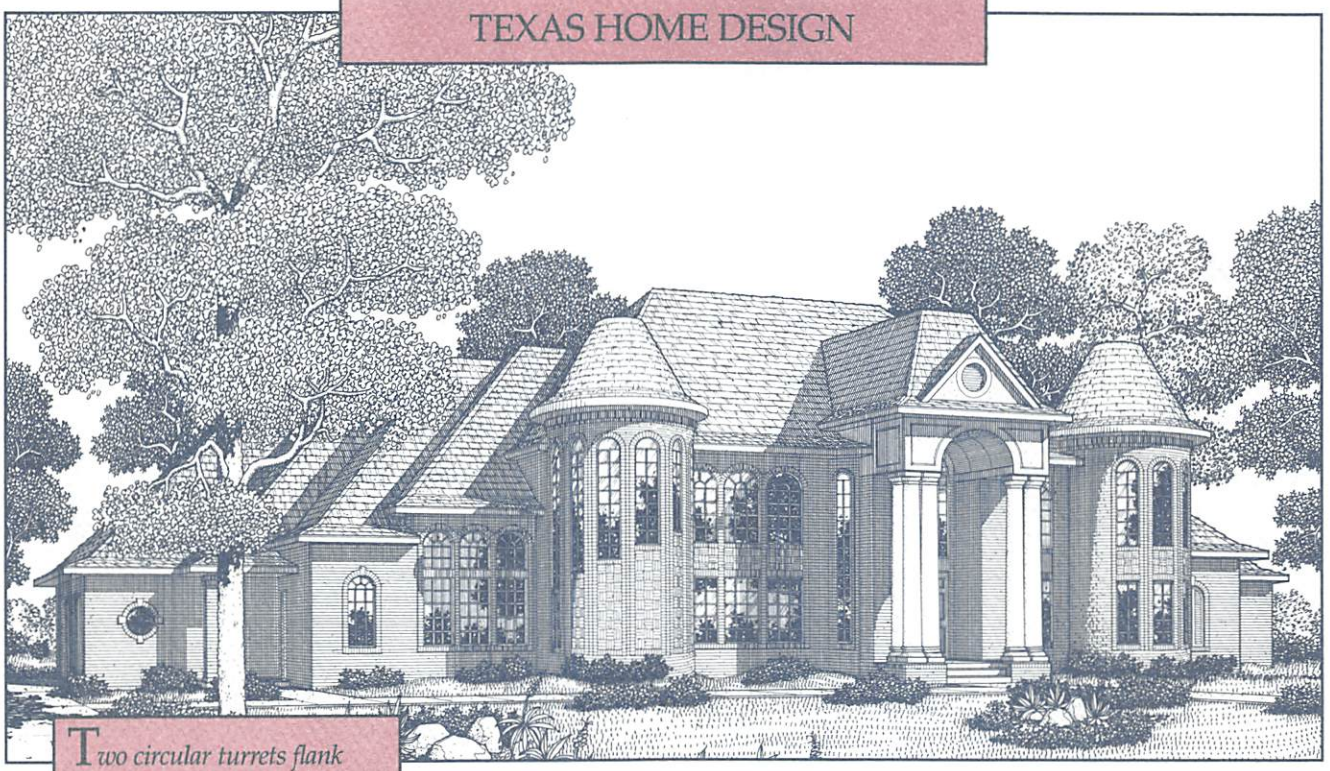
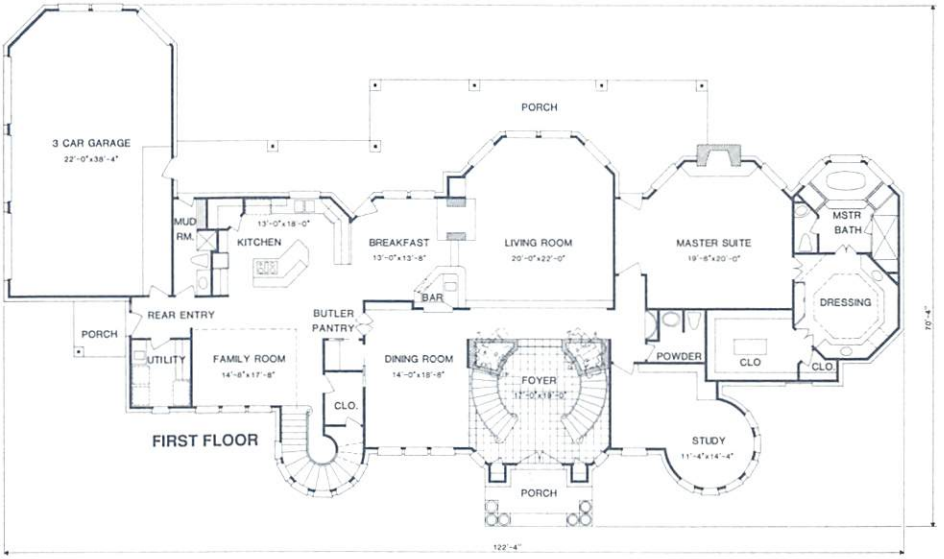
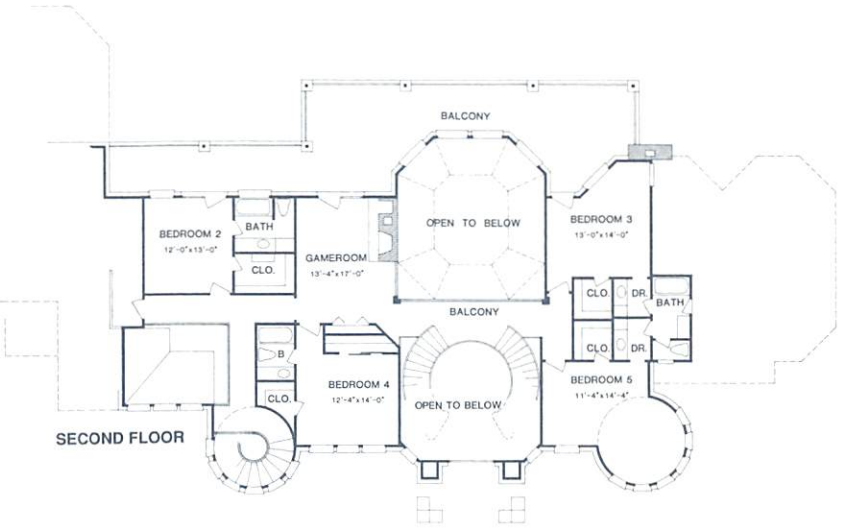


Two circular turrets flank the columned entry to this spacious home. The large foyer with an elegant curved staircase opens directly to the living room. The kitchen features an island range and walk-in pantry. The breakfast room shares a thru-fireplace with the living room; a wet bar services these two rooms as well as the dining room. The master suite features a fireplace, dressing room with twin vanities, large walk-in closets, and bath with separate shower and tub. The second floor includes a game room with fireplace and balcony access and four bedrooms, each with a walk-in closet.

DESIGN: EG718
BEDROOMS: 5
BATHROOMS: 6
FIRST FLOOR: 3670 Sq. Ft.
SECOND FLOOR: 1896 Sq. Ft.
TOTAL: 5566 Sq. Ft.
PRICE: $668.00





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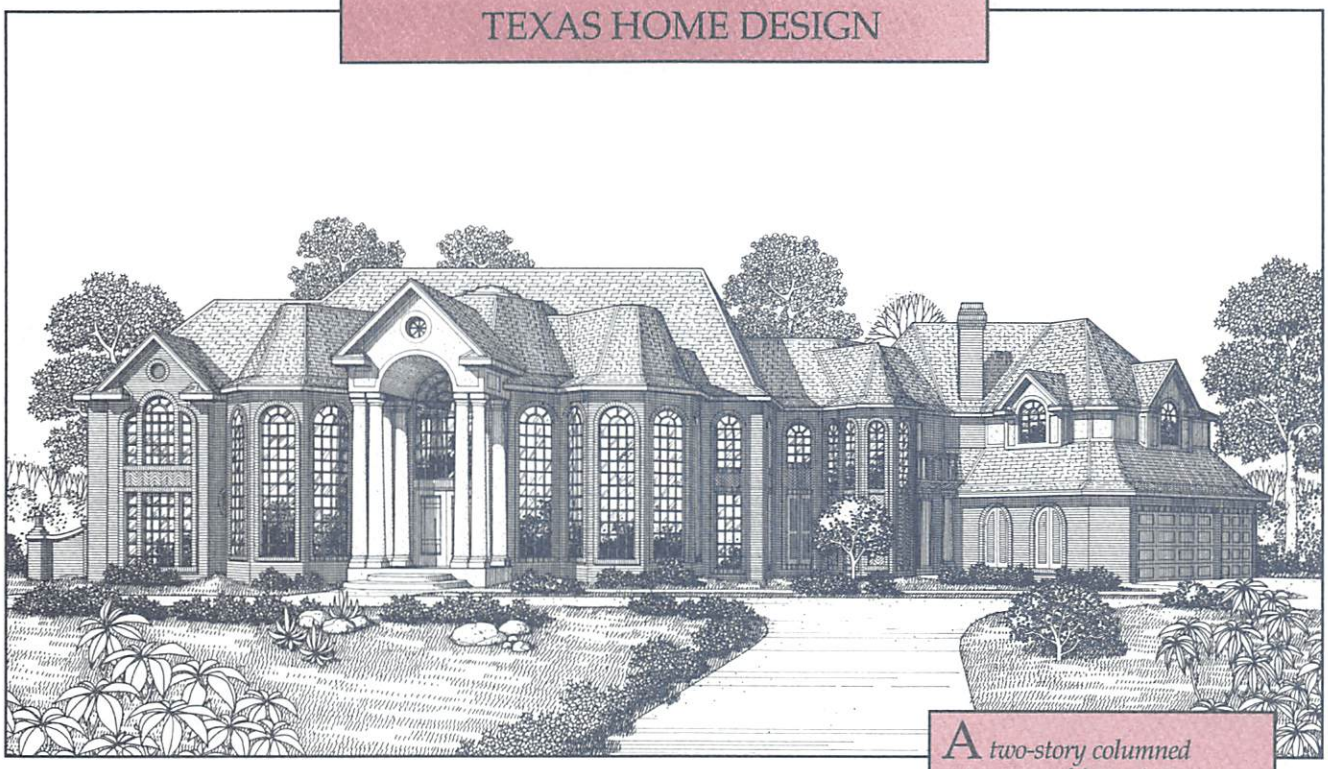

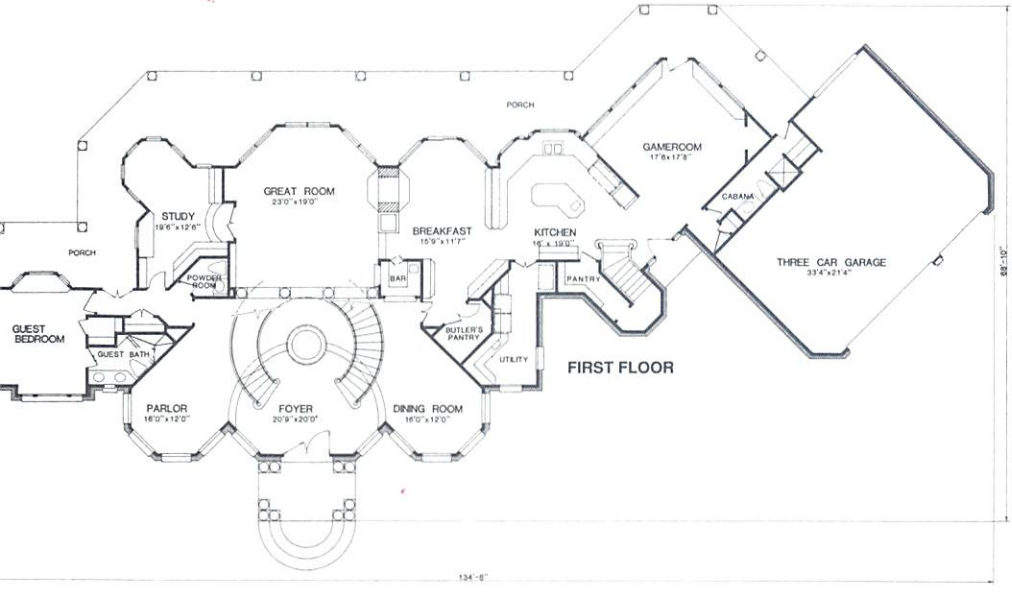

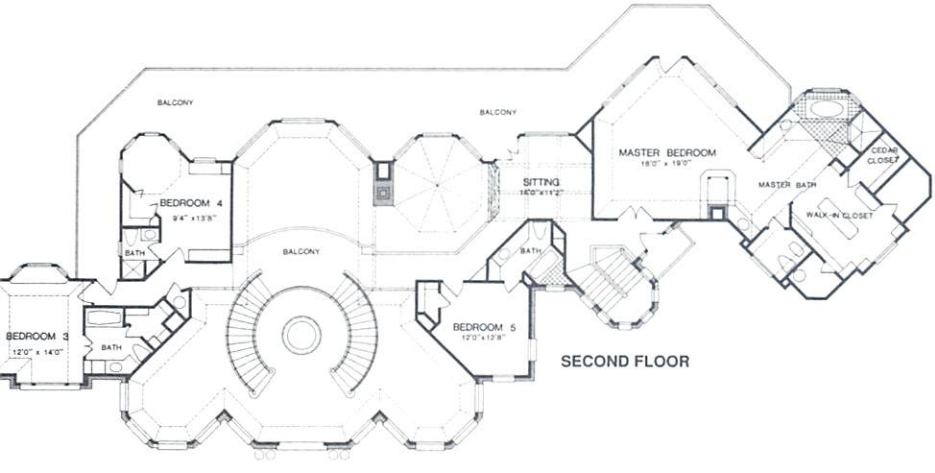

A two-story columned entrance and imposing circlehead windows emphasize the height of this remarkable home. A double curving staircase is the focal point of the high-impact foyer, which opens to the parlor and formal dining room. A two-way fireplace separates the breakfast and great rooms. The huge kitchen features a center work island and walk-in pantries. The game room is positioned at the far end of the house off the kitchen to minimize noise. The secluded master suite is accessed by a second staircase; amenities include walk-in closets as large as many bedrooms, a separate cedar closet, a luxurious bath with separate shower and tub, and an adjoining beamed sitting room with balcony views. Each bedroom, including the first-floor guest room, has a private bath. Even the handy cabana bath, located at the end of the covered porch to serve a back patio and pool area, speaks convenience and luxury in a house designed for the grandest lifestyle.

DESIGN: EG709
BEDROOMS: 5
BATHROOMS: 7
FIRST FLOOR: 3273 Sq. Ft.
SECOND FLOOR: 2180 Sq. Ft.
TOTAL: 5453 Sq. Ft.
PRICE: $654.00

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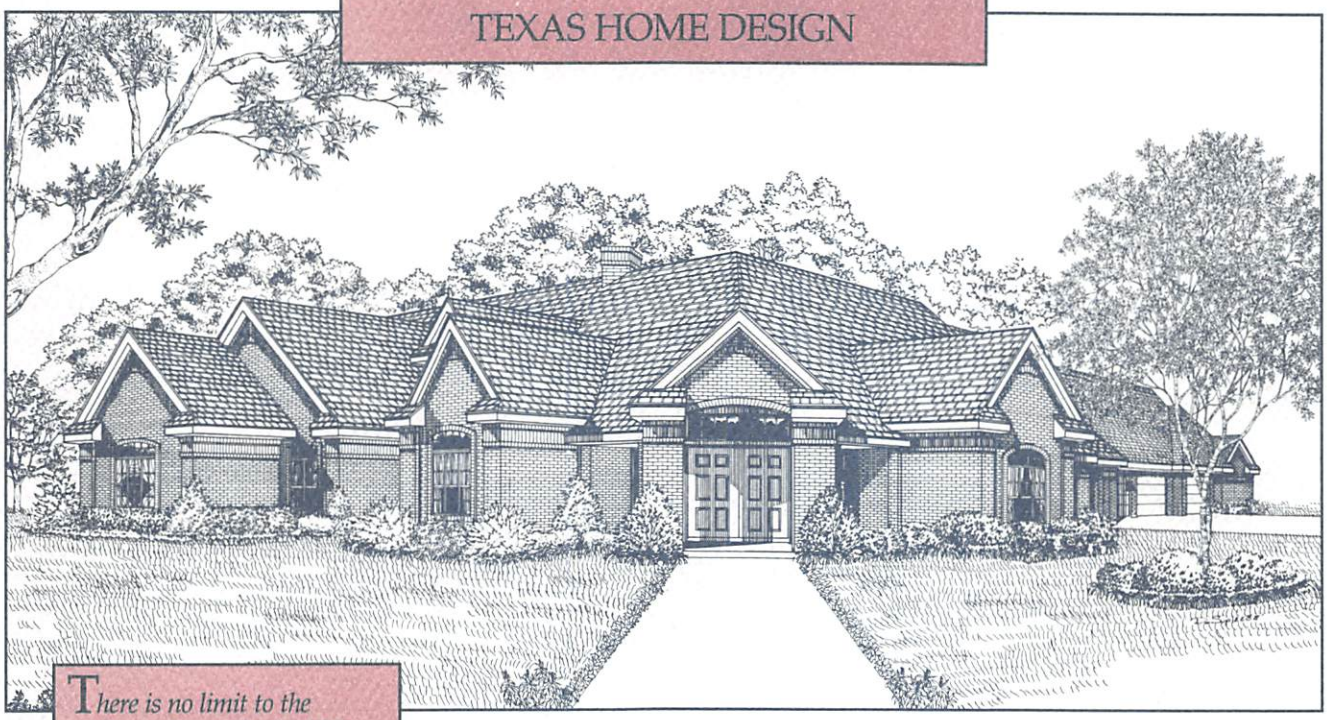
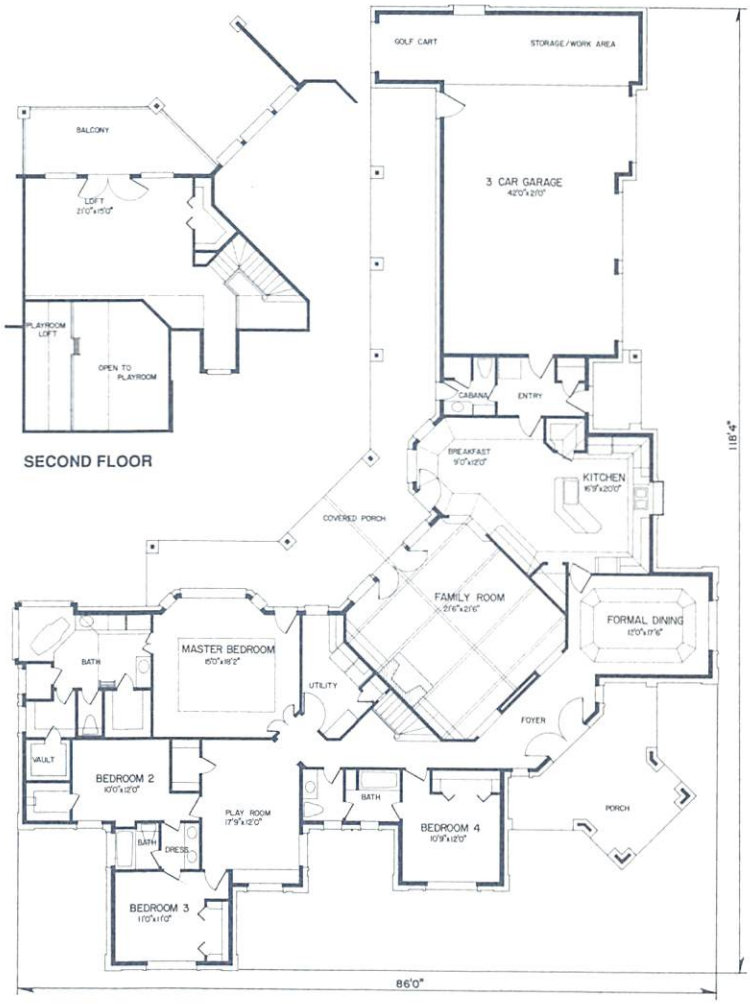
TEXAS HOME DESIGN



There is no limit to the excitement contained within the interior of this elegant home. A beamed-ceiling family room with fireplace and French doors is central to the plan. The open kitchen design includes a work island and sunny breakfast bay as well as a walk-in pantry. The formal dining room has a coffered ceiling. The master suite leaves nothing to be desired; the bedroom has a bay window and access to the covered porch while the bath features two walk-in closets and an angled tub positioned in a windowed alcove. A second-floor loft overlooks the main living areas, adding drama and extra living space.

DESIGN: EG704
BEDROOMS: 4
BATHROOMS: 4
FIRST FLOOR: 3377 Sq. Ft.
SECOND FLOOR: 674 Sq. Ft.
TOTAL: 4051 Sq. Ft.
PRICE: $486.00



SECOND FLOOR

FIRST FLOOR

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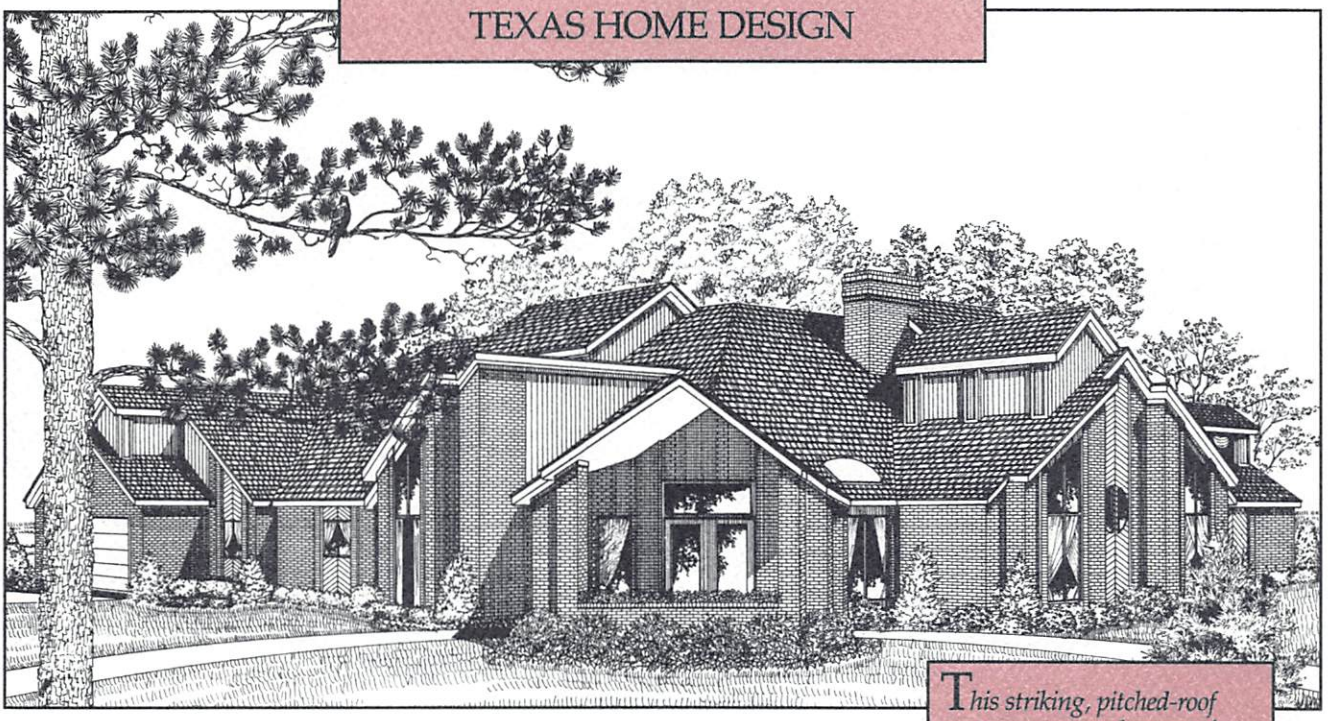
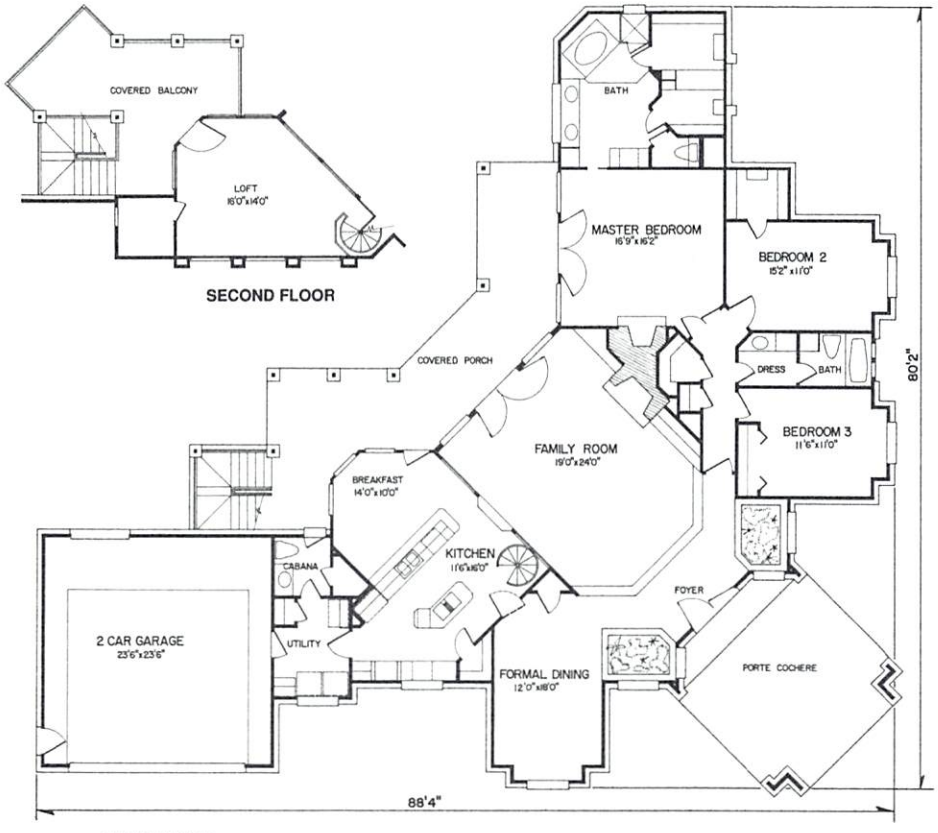
TEXAS HOME DESIGN





This striking, pitched-roof contemporary makes use of spacious, open rooms. The foyer opens directly to the family room, which features a fireplace and double French doors opening to the covered porch. The island kitchen is situated between the breakfast nook and the formal dining room. A secondary circular staircase leads from the kitchen to the loft. A fireplace adds drama to the master suite, which also has access to the covered porch; two walk-in closets and a separate tub and shower are located in the master bath. Two additional bedrooms sharing a hall bath round out the livability in this unique home.

DESIGN: EG707
BEDROOMS: 3
BATHROOMS: 3
FIRST FLOOR: 2605 Sq. Ft.
SECOND FLOOR: 247 Sq. Ft.
TOTAL: 2852 Sq. Ft.
PRICE: $324.00

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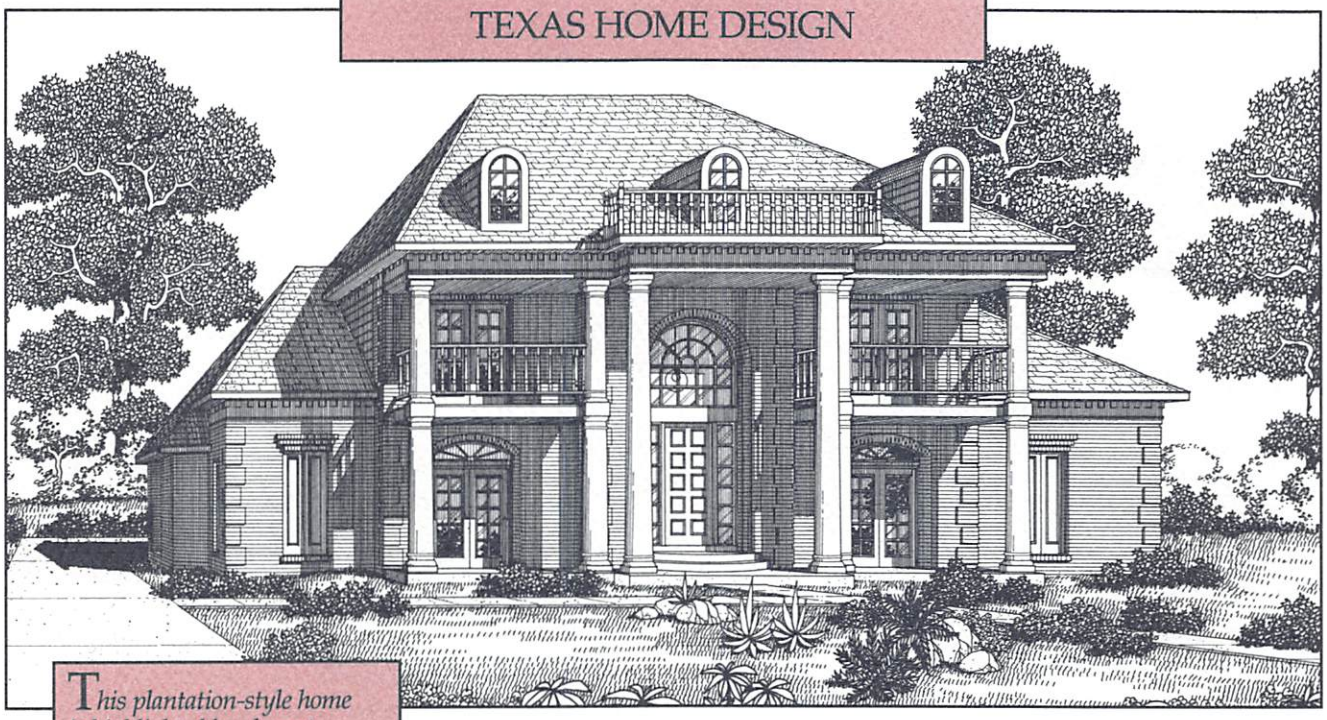
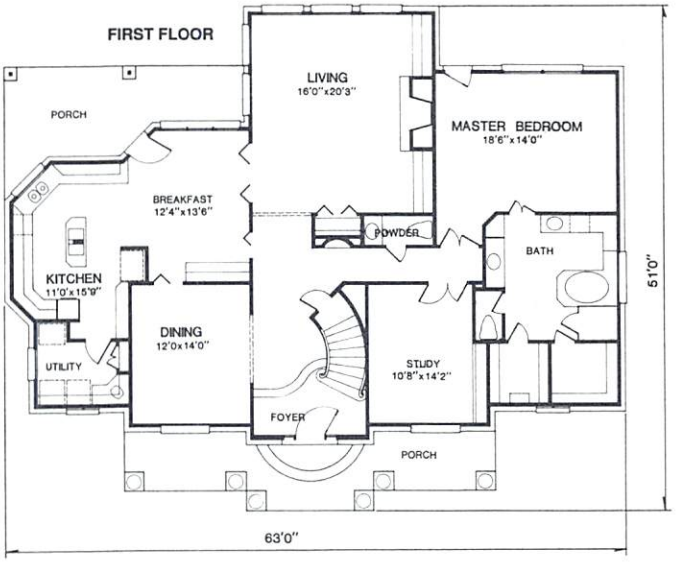
TEXAS HOME DESIGN



This plantation-style home is highlighted by elegant columns, arched dormers, and second-floor balconies. A circular staircase adds distinction to the two-story foyer. The formal living room is filled with natural light from two walls of windows. A large kitchen has an island range, abundant work space, and opens to a spacious breakfast room. An adjacent utility room is an added convenience. The master suite features a sumptuous bath with center tub and two walk-in closets. Three bedrooms and an oversized game room are located on the second floor.

DESIGN: EG702
BEDROOMS: 4
BATHROOMS: 4
FIRST FLOOR: 2202 Sq. Ft.
SECOND FLOOR: 1341 Sq. Ft.
TOTAL: 3543 Sq. Ft.
PRICE: $425.00



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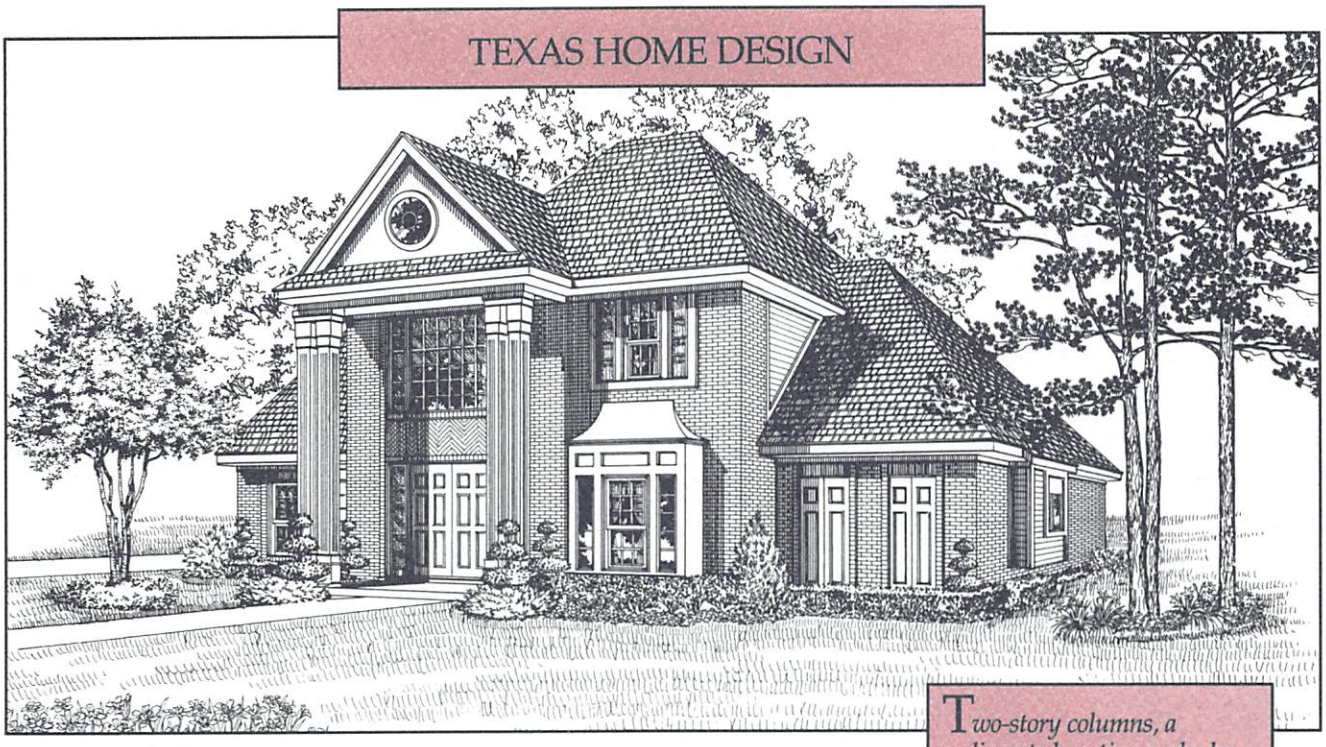
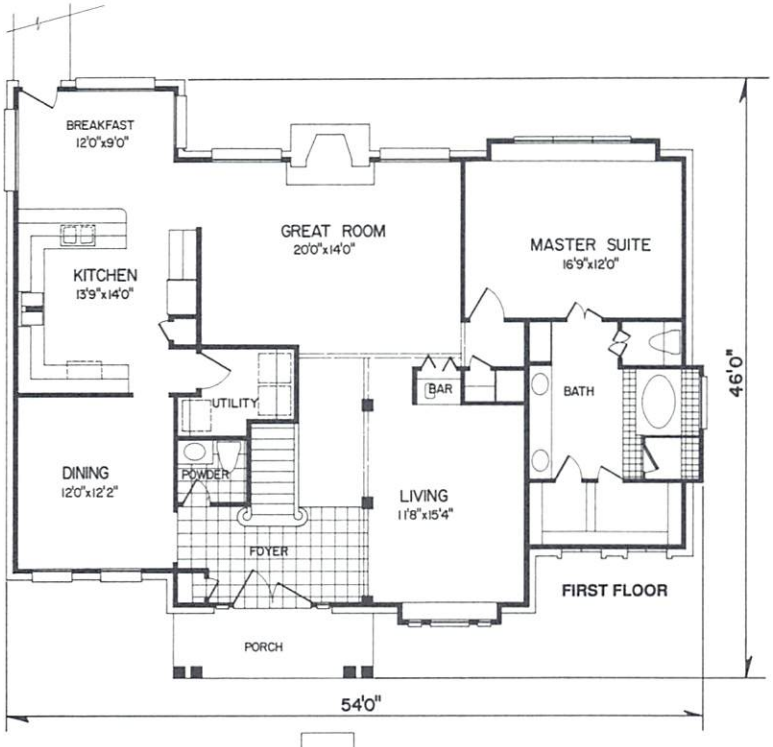
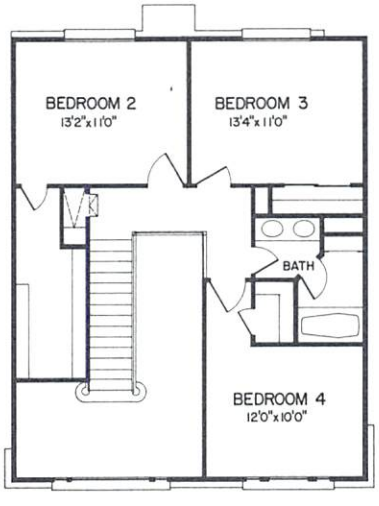
TEXAS HOME DESIGN



Two-story columns, a pedimented portico, and a bay window enhance the facade of this graceful home. The formal living room and dining room are positioned on opposite sides of the foyer. The U-shaped kitchen opens to an adjoining breakfast nook which has a door providing outdoor access. The great room offers a fireplace as its focal point and makes an ideal location for informal entertaining. The first-floor master suite features a luxury bath with separate shower and tub and twin walk-in closets. The second-floor living space includes three bedrooms, two walk-in closets, and a full bath.

DESIGN: EG712
BEDROOMS: 4
BATHROOMS: 4
FIRST FLOOR: 1797 Sq. Ft.
SECOND FLOOR: 756 Sq. Ft.
TOTAL: 2553 Sq. Ft.
PRICE: $306.00

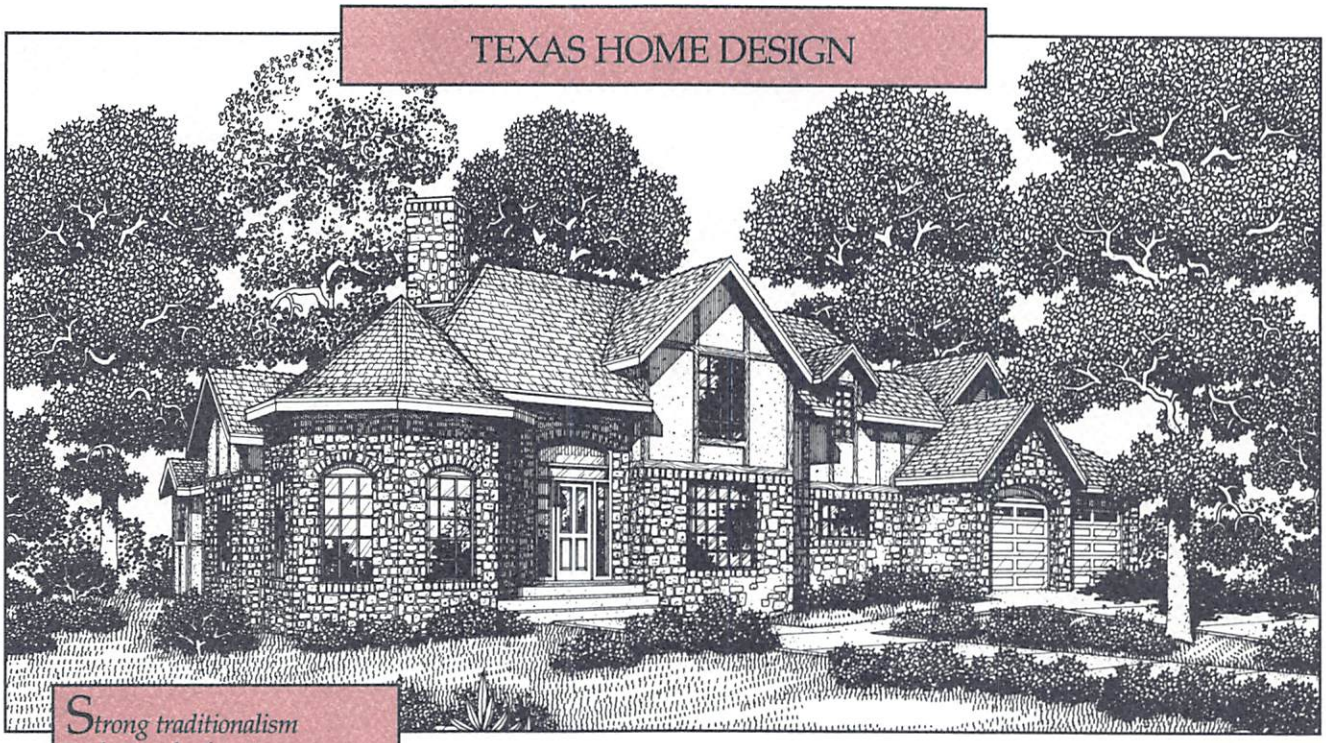




SECOND FLOOR

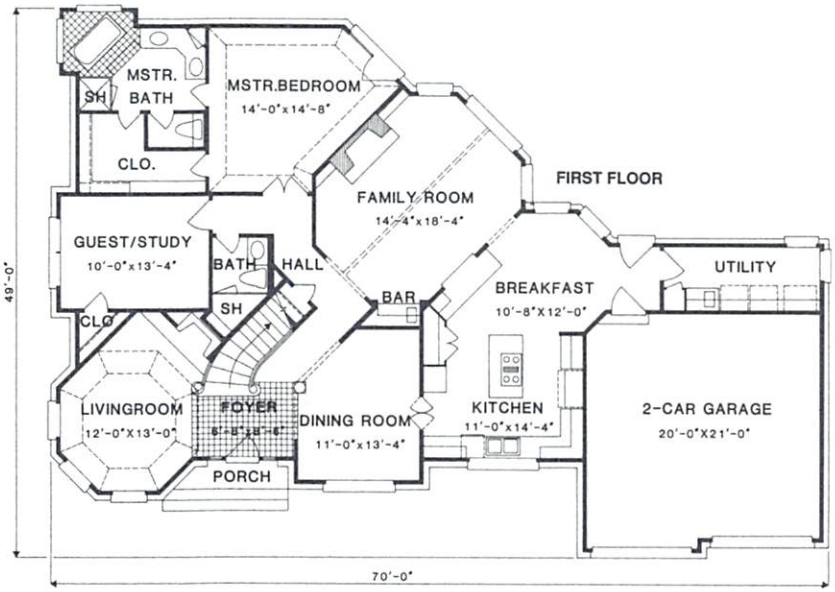
© Texas Home Design Company

TEXAS HOME DESIGN



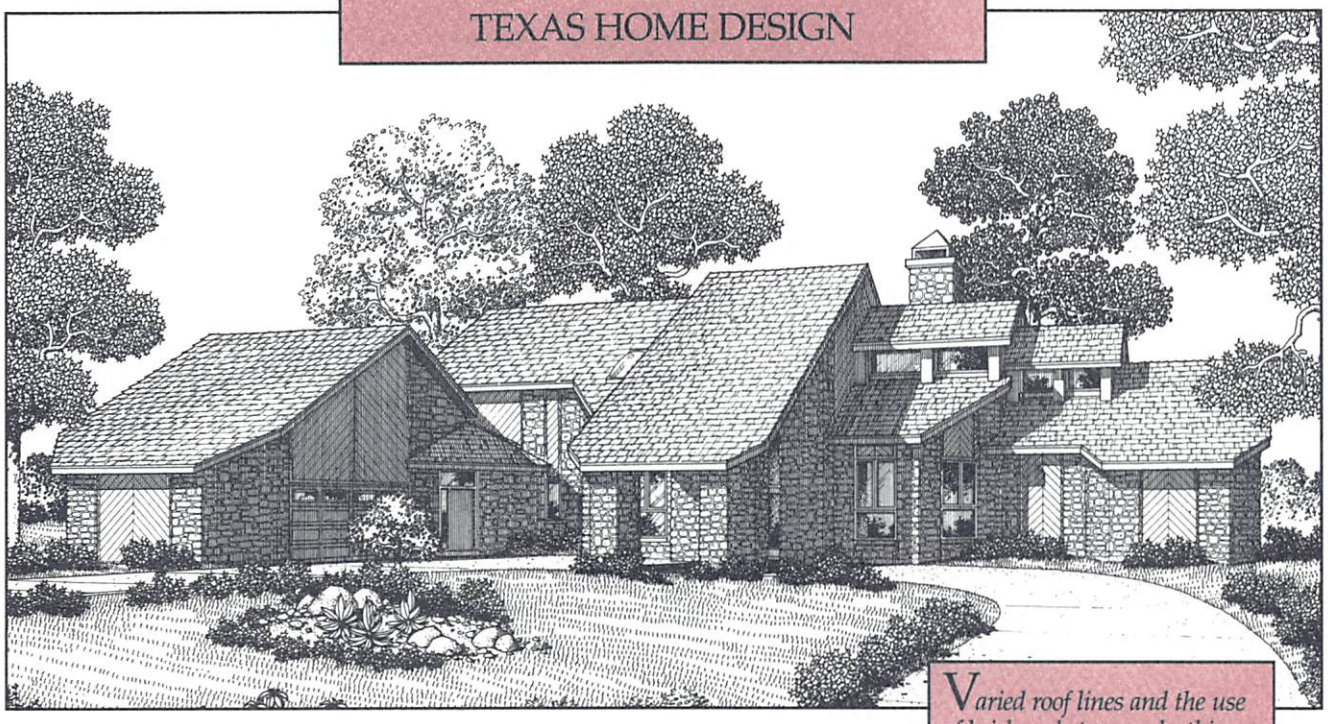
Strong traditionalism and a touch of yesteryear are captured in this classic design. The foyer opens to a living room designed with the charm of a modern-day drawing room and enhanced by a coffered ceiling and fireplace. In the opposite direction lies a dining room with swinging doors that lead to the kitchen. An island range is a convenient addition in the L-shaped kitchen. The cozy breakfast nook opens to the octagonal-shaped family room, where a fireplace and wet bar are added for comfort and convenience. The uniquely shaped master bedroom has an adjoining bath with a corner step-up tub. The first-floor study is located next to a bath, making an ideal guest room.

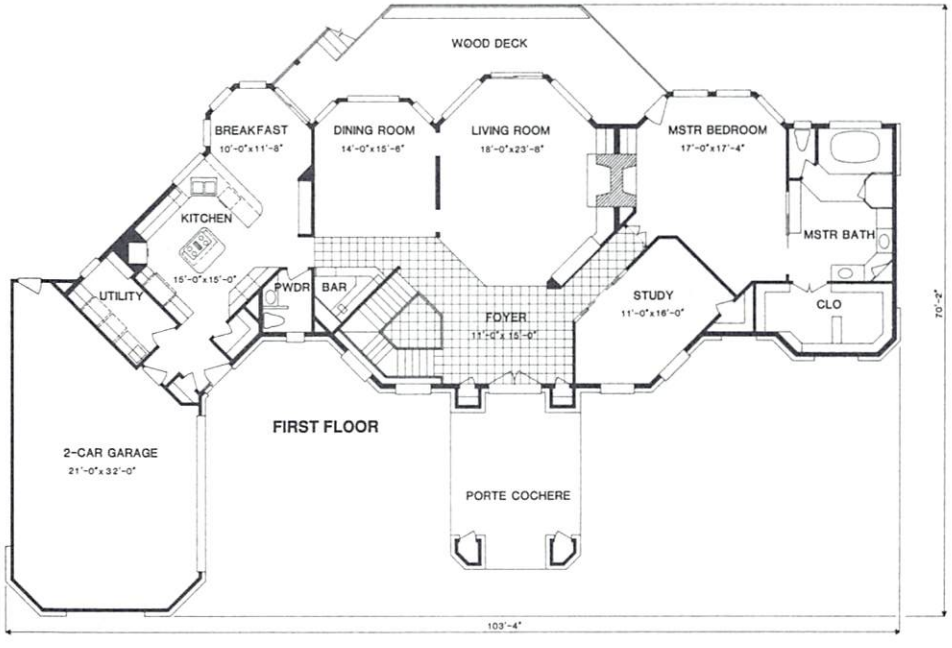
DESIGN: EG710
BEDROOMS: 3
BATHROOMS: 3
FIRST FLOOR: 1921 Sq. Ft.
SECOND FLOOR: 424 Sq. Ft.
TOTAL: 2345 Sq. Ft.
PRICE: $281.00



© Texas Home Design Company

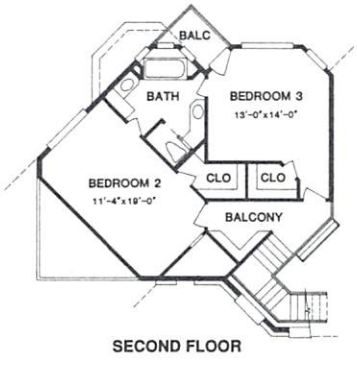
TEXAS HOME DESIGN





Varied roof lines and the use of brick and stone make this Contemporary design stand out from the crowd. The huge tiled foyer opens to the formal areas of the home. The living room and dining room have windowed alcoves that overlook the wood deck. A wet bar, tucked into a corner of the hall, services both areas. The island kitchen offers plenty of counter space for food preparation. The first-floor master suite features a fireplace, access to the deck, and an amenity-filled bath. Two additional bedrooms, one with a private deck, are located on the second floor. (This design is not available in the state of Delaware.)

DESIGN: EG711
BEDROOMS: 3
BATHROOMS: 3
FIRST FLOOR: 2695 Sq. Ft.
SECOND FLOOR: 634 Sq. Ft.
TOTAL: 3329 Sq. Ft.
PRICE: $399.00



SECOND FLOOR

© Texas Home Design Company

THE BLUEPRINT PACKAGE

Texas Home Design offers the following detailed blueprint packages:

- **FRONTAL SHEET**. An architectural rendering, the artist's drawings of the front exterior of the proposed design, and the floor plans showing room sizes, overall outside building dimensions and the overall square footage are presented on the frontal sheet of each set of prints.
- **FOUNDATION PLANS**. 1/4" scale foundation and/or basement plan showing all necessary dimensions and notations for footings, exterior and interior slabs, masonry walls, basement steel and sash, etc.
- **DETAILED FLOOR PLANS**. Detailed to 1/4" scale, the floor plans shown for each living level come with complete dimensions. Floor joists and rafter callouts and beam and header sizes, along with diagrammatic layouts of electrical outlets and switch locations, are outlined.
- **EXTERIOR ELEVATIONS**. Included are 1/4" scale exterior details of the complete kitchen cabinet design, bathrooms, laundry, washroom and powder room cabinets, fireplace elevations and sections, all built-in cabinets and bookshelves.
- **HOUSE CROSS-SECTIONS**. Large scale cross-section(s) showing all dimensions and material notations for basement and/or crawl space foundations, all floor levels, interior and exterior walls, attic space, roof, stairways, etc. for design and construction control. Detailed cornice drawings are presented when needed.
- **SITE PLAN**. As a free service, we offer each customer a site plan with the purchase of your home design.

Basic Price:

Single set ..... 12¢ per square foot of living space
Additional Sets of Plans $40.00
Reverse Sets of Plans $40.00
Mylar Sepias ..... 18¢ per square foot of living space

Example (Plan EG703):

First Floor Living Space:	2826 square feet
Second Floor Living Space:	1504 square feet
Total Living Space:	4330 square feet

Price of 1 set of plans equals 4330 square feet X .12 per square foot = $519.00 total.

To order blueprints, turn to page 187.

For more information on these plans, call or write:
TEXAS HOME DESIGN, TWO KINGWOOD PLACE, SUITE 157, KINGWOOD, TEXAS 77339 (713) 358-0006

A GUIDE TO LOAN TYPES

Conventional Loans

These types of loans usually require a minimum down payment of 5% of the lower of the purchase price or appraised value of the property. However, in many cases, this down payment requirement has been increased to 10% depending on the type of loan and the requirements of the lending institution. Often, the minimum down payment requirement is applied to owner-occupied residences and is usually increased if the property is purchased as a vacation home or as an investment.

The most common type of conventional loan is the **fixed-rate loan** which has a fixed interest rate and fixed monthly payments. The term of the loan may vary, but such loans generally are available in fifteen- and thirty-year terms. The obvious advantage of a fifteen-year term is an earlier loan payoff as well as reduced interest charges.

Other types of conventional loans are called **Adjustable Rate Mortgages** (ARM's). This type of loan usually has a lower initial interest rate than the fixed-rate loan, but the interest rate may change depending on the loan terms and economic conditions. The frequency of these adjustments depends on the individual loan, but usually occurs every twelve months.

Adjustment Period – The period between one rate change and the next. Therefore, a loan with an adjustment period of one year is known as a One Year ARM.

Index – The interest rate change is tied to an index rate. These indexes usually go up and down with the general movement of interest rates. If the index rate moves up, so does your monthly payment. If the index rate goes down, your monthly payment may also go down. There are a variety of indexes. Among the most common is the weekly average yield on United Sates Treasury securities adjusted to a constant maturity of one, three or five years.

Margin – To determine the interest rate on an ARM, lenders add a few percentage points to the index rate. These percentage points are called the margin. The amount of the margin can differ from one lender to the next, but is usually constant through the life of the loan.

Caps – Most ARM loans limit the amount that the interest rate can increase. There are periodic caps which limit the increase from one adjustment period to the next and overall caps which limit the interest rate increase over the life of the loan.

Negative Amortization – Several ARM loans contain negative amortization which means that your mortgage balance can increase even though you are making regular monthly payments. This happens when the interest rate of the loan increases while monthly payments remain the same.

Convertibility or Conversion Option – This is a clause in your agreement that allows you to convert the ARM to a fixed-rate mortgage at designated times. Not all ARM loans contain this option.

There are other types of less-common conventional loans which are offered by many institutions: Graduated Payment Mortgages, Reverse Annuity Mortgages and Bi-Weekly Mortgages. Consult with a financial officer of a lending institution for details on these other loan types.

Government Loans

Many people think the government actually grants a loan to the borrower. This is not true. The Federal Housing Administration (FHA) actually insures these loans against default in order to encourage lenders to write loans for first-time buyers and people with limited incomes.

FHA loans have substantially lower down payments than conventional loans; however, there are maximum allowable loan amounts for these loans depending on the location of the property.

Another type of government loan is through the Veteran's Administration (VA). Like the FHA, the VA guarantees loans for eligible veterans and the spouses of those veterans who died while in the service. Down payment requirements are also extremely low on these types of loans.

There are a variety of loan types available under these government programs. The financial officer of the lending institution will be able to explain these various loan types and the qualification standards.

CHOOSING A CONTRACTOR

A contractor is part craftsman, part businessman, and part magician. As the person who will transform your dreams and drawings into a finished house, he will be responsible for the final cost of the structure, for the quality of the workmanship, and for the solving of all problems that occur quite naturally in the course of construction.

As soon as you have a building site and house plans, start looking for a contractor, even if you do not plan to break ground for several months. Finding one suitable to build your house can take time, and once you have found him, you will have to be worked into his schedule. Those who are good are in demand and are often scheduling work up to a year in advance.

There are two types of residential contractors: the construction company and the carpenter-builder, often called a general contractor. Each of these has its advantages and disadvantages.

The carpenter-builder works directly on the job as the field foreman. Because his background is that of a craftsman, his workmanship is probably good—but his paperwork may be slow or sloppy.

Construction companies handle several projects concurrently. They have an office staff to keep the paperwork moving and an army of subcontractors they know they can count on. Though you can be confident that they will meet deadlines, they may sacrifice workmanship in order to do so.

To find a reliable contractor, start by asking friends who have built homes for recommendations. Check with local lumber yards and building supply outlets for names of possible candidates.

Set up an interview with each of the potential candidates. Ask each to take you into—not just to the site of—houses he has built. Ask to see projects that are complete as well as work in progress.

Ask each contractor for bank references from both his commercial bank and any other lender he has worked with. Also ask if he offers a warranty of his work. Most will give you a one-year warranty on the structure.

Ask for references, even though no contractor will give you the name of a dissatisfied customer. While previous clients may be pleased with a contractor's work overall, they may, for example, have had to wait three months after they moved in before they had any closet doors. Ask about his follow-through and business organizations.

Talk to each of the candidates about fees. Most work on a "cost plus" basis; the basic cost of the project—materials, subcontractors' services, wages of those working directly on the project—plus his fee. Some have a fixed fee; others work on a percentage of the basic cost. A fixed fee is usually better for you if you can get one. If a contractor works on a percentage, ask for a cost breakdown of his best estimate and keep very careful track as the work progresses.

Give the top two or three candidates each a copy of the plans and your specifications for materials. If they are not each working from the same guidelines, the competitive bids will be of little value. Give each the same deadline for turning in a bid.

If the bids are relatively close, the most important consideration may not be money at all. How easily you can talk with your contractor and whether or not he inspires confidence are important considerations. Any sign of a personality conflict between you and a contractor should be weighed when making a decision.

Once you have financing, you can sign a contract with the builder. Most have their own contract forms, but it is advisable to have a lawyer draw one up or, at the very least, review the standard contract. This usually costs a small flat fee.

A good contract should include:

- **Plans and sketches** of the work to be done, subject to your approval.
- **A list of materials,** including quantity, brand names, style or serial numbers. (Do not permit any "or equal" clause that will allow the contractor to make substitutions.)
- The **terms**—who (you or the lender) pays whom and when.
- **A production schedule**.
- The contractor's **certification of insurance** for workmen's compensation, damage, and liability.
- A **rider** stating that all changes, whether or not they increase the cost, must be submitted and approved in writing.

READING FLOOR PLANS AND BLUEPRINTS

Selecting the most suitable house plan for your family is a matter of matching your needs, tastes, and life-style against the many designs we offer. When you study the floor plans in this book, and the blueprints that you may subsequently order, remember that they are a two-dimensional representation of what will be a three-dimensional reality.

Floor plans are easy to read. Rooms are clearly labeled, with dimensions given in feet and inches. Most symbols are logical and self-explanatory: The location of bathroom fixtures, fireplaces, tile floors, cabinets and counters, sinks, appliances, closets, sloped or beamed ceilings will be obvious.

A blueprint, although much more detailed, is also easy to read; all it demands is concentration. The blueprints that we offer come in many large sheets, each one of which contains a different kind of information. One sheet contains foundation and excavation drawings, another has a precise plot plan. An elevations sheet deals with the exterior walls and the house; section drawings show precise dimensions, fittings, doors, windows, and roof structures. Our detailed floor plans give the construction information needed by your contractor.

When you first study a floor plan or blueprint, imagine that you are walking through the house. By mentally visualizing each room in three dimensions, you can transform the technical data and symbols into something more real.

Start at the front door. It's preferable to have a foyer or entrance hall in which to receive guests. A closet here is desirable; a powder room is a plus.

Look for good traffic circulation as you study the floor plan. You should not have to pass all the way through one main room to reach another. From the entrance area you should have direct access to the three principal areas of a house—the living, work, and sleeping zones. For example, a foyer might provide separate entrances to the living room, kitchen, patio, and a hallway or staircase leading to the bedrooms.

As you study the plan, you may encounter a staircase, indicated by a set of parallel lines, the number of lines equaling the number of steps. Arrows labeled "up" mean that the staircase leads to a higher level, and those pointing down mean it leads to a lower one. Staircases in a split-level will have both up and down arrows on one staircase because two levels are depicted in one drawing and an extra level in another.

Notice the location of the stairways. Is too much floor space lost to them? Will you find yourself making too many trips?

Study the sleeping quarters. Are the bedrooms situated as you like? You may want the master bedroom near the kids, or you may want it as far away as possible. Is there at least one closet per person in each bedroom or a double one for a couple? Bathrooms should be convenient to each bedroom—if not adjoining, then with hallway access and on the same floor.

Once you are familiar with the relative positions of the rooms, look for such structural details as:

- **Sufficient uninterrupted wall space** for furniture arrangement.
- **Adequate room dimensions.**
- **Potential heating or cooling problems**—i.e., a room over a garage or next to the laundry.
- **Window and door placement** for good ventilation and natural light.
- **Location of doorways**—avoid having a basement staircase or a bathroom in view of the dining room.
- **Adequate auxiliary space**—closets, storage, bathrooms, countertops.
- **Separation of activity areas** (will noise from the recreation room disturb sleeping children or a parent at work?)

As you complete your mental walk through the house, bear in mind your family's long-range needs. A good house plan will allow for some adjustments now and additions in the future.

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Price Description:

Single Set	$350.00
Four Sets	$425.00
Eight Sets	$500.00
Sepias	$700.00
Additional Sets	$25.00
Additional Reversed Sets	$25.00

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EB216	2	111
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Price Schedules:

	Schedule 1 (Up to 4,000 Sq. Ft.)	Schedule 2 (Over 4,000 Sq. Ft.)
Single Set	$300	$400
Four Sets	$350	$450
Eight Sets	$400	$500
Reproducible Sepias	$500	$600
Additional Sets	$30	$40
Reverse Sets	$30	$40

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Price Schedule:

	Schedule 1 (3000-4000 Sq. Ft.)	Schedule 2 (4000-5000 Sq. Ft.)
One Set	$325.00	$425.00
Two Sets	$335.00	$435.00
Three Sets	$365.00	$465.00
Four Sets	$375.00	$475.00
Five Sets	$400.00	$500.00

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ED416	2	32
ED417	1	18
ED418	1	22
ED419	2	34
ED420	2	16
ED421	2	36
ED422	1	30

Price Description:

	Schedule 1	Schedule 2
Single Set	$225.00	$375.00
Additional Sets	$25.00	$30.00
Reversed Sets	$25.00	$30.00

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EE512	E	67
EE513	D	88
EE514	E	76
EE515	D	91
EE516	D	78
EE517	E	87
EE518	D	80
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EE521	D	84
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Price Description:

	Schedule D	Schedule E
Single Set	$200.00	$300.00
Four Sets	$250.00	$350.00
Eight Sets	$300.00	$400.00
Sepias	$400.00	$500.00
Additional Sets	$30.00	$30.00
Reverse Blueprints	$30.00	$30.00
Additional Specification Guides		$5.00
Materials List	$25.00	$30.000

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EF620		155

Prices:

Single Set	$400.00
Three Sets	$450.00
Six Sets	$500.00
Mylar Sepias	$575.00
Lumber Estimate	$25.00
Additional Sets	$40.00

PLAN	SCHEDULE	PAGE
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EG703	4,330 Sq. Ft.	168
EG704	4,051 Sq. Ft.	176
EG705	2,530 Sq. Ft.	173
EG706	4,559 Sq. Ft.	169
EG707	2,852 Sq. Ft.	177
EG708	2,298 Sq. Ft.	172
EG709	5,453 Sq. Ft.	175
EG710	2,345 Sq. Ft.	180
EG711	3,329 Sq. Ft.	181
EG712	2,553 Sq. Ft.	179
EG713	2,748 Sq. Ft.	165
EG714	5,327 Sq. Ft.	167
EG715	3,897 Sq. Ft.	170
EG716	4,052 Sq. Ft.	171
EG717	8,281 Sq. Ft.	166
EG718	5,566 Sq. Ft.	174

Basic Price:

Single Set	12¢ per sq. ft. of living space
Additional Sets of Plans	$40.00
Reverse Sets of Plans	$40.00
Mylar Sepias	18¢ per sq. ft. of living space

TO ORDER

To order blueprints from any designer in this book, simply fill out the order coupon at right and mail with your remittance. If you prefer, you can also use a credit card or order C.O.D. (Sorry, no C.O.D. shipments to foreign countries, including Canada.) If time is of the essence, call our toll-free number, 1-800-848-2550.

OUR SERVICE POLICY

Upon receipt of the order coupon, we will process your order and forward it to the designer supplying the blueprints. Orders for Home Planners blueprints will be shipped within 3 days of receipt. Please allow an additional 14 days for shipment of blueprints from other designers.

NO RETURN POLICY

Because the designers in this book produce and ship plans in response to individual orders, we are not able to honor requests for refunds. Therefore, all plans are sold on a non-returnable basis.

REVERSE BLUEPRINTS

If you want to build in reverse of the plan as shown, all designers will honor your request for an extra set of reversed blueprints. Although letters and dimensions will appear backward, reverses will prove to be a useful visual aid if you decide to flop the plan. To order one set of reverse blueprints, simply mark the appropriate space in the coupon. The cost for this set will be the **Extra Set Cost** listed under each designer's prices.

MODIFYING THE PLANS

Slight revisions are easy to do before you start building. Simply consult your builder or local architect to make minor alterations. If you're thinking about major changes, you will need to consult an experienced architect, engineer, or designer. You might want to purchase one set of blueprints or a set of reproducible sepias and have the plan redrawn locally. Some of the designers in this book provide alterations or custom designs to your specifications. Please consult the **Blueprint Package** page for each plan company to determine the services offered and then contact the designer directly.

HOW MANY BLUEPRINTS DO YOU NEED?

To study your favorite house (or houses) in greater detail, one set of blueprints is normally sufficient. On the other hand, if you plan to build, you need more. Because the first set of blueprints in each order is the scheduled price and extra sets of the same design are significantly less expensive, you save considerable money by ordering all the required sets at one time. Use the checklist below to estimate the total.

____ **Owner**

____ **Builder** (generally requires a minimum of three sets: one to use as a legal document, one to use during inspections, and at least one for tradespeople)

____ **Community Building Department** (often requires two sets)

____ **Mortgage Lender** (to make a conventional loan, usually one set; to process government-insured or approved loans, three sets)

____ **Subdivision Committee**

____ **Planning Commission**

____ **Total Number of Sets**

TO ORDER BLUEPRINTS BY PHONE

Call toll free: 1-800-848-2550. When you order by phone, we'll ask for the Order Form Key. It's located in the lower left-hand corner of the order form in this section.

CANADIAN CUSTOMERS

Home Planners and Larry W. Garnett & Associates offer an additional service to Canadian customers. Any plans shown in this book from these two designers are available modified for Canada. To order, simply add 20% to all prices and mail in Canadian funds to: The Plan Centre, 20 Cedar Street North, Kitchener, Ontario N2H 2W8. Phone: (519) 743-4169.

HOME PLANNERS, INC.
P.O. BOX 2512
FARMINGTON HILLS, MI 48333

BASIC BLUEPRINT PACKAGE-ALL DESIGNERS

Rush me the following (please refer to the Plans and Price Index opposite):

____ Set(s) of blueprints for plan number _____ $ _____
____ Set(s) of reproducible sepias for plan number _____ $ _____
____ Set(s) of additional identical blueprints in same order $ _____
____ Set(s) reverse blueprints $ _____
____ Set(s) of building materials lists, if offered $ _____

EXTRAS FOR HOME PLANNERS PLANS ONLY

Rush me the following:
(see Extra Products section for details):

____ Specification Outlines @ $5.00 each $ _____
____ Construction Details @ $14.95 each $ _____
____ Plumbing Details @ $14.95 each $ _____
____ Electrical Details @ $14.95 each $ _____
____ Two-set package @ $22.95 each (Save $6.95) Please indicate above any two of Construction, Plumbing, or Electrical Details $ _____
____ Three-set package @ 29.95 each (save $14.90) Includes Construction, Plumbing, and Electrical Details $ _____
____ Plan-A-Home™ Designer and Furniture Arranger @ $24.95 each $ _____

POSTAGE AND HANDLING-ALL DESIGNERS

____ $4.00 for surface mail (UPS; any merchandise) $ _____
____ $6.00 for priority mail of 1-4 sets of blueprints $ _____
____ $10.00 for priority of 5 or more sets of blueprints $ _____
____ For Canadian orders, add $2.00 Canadian to rates above $ _____
____ C.O.D. (Pay mail carrier; U.S. only) $ _____

TOTAL in U.S. funds (Michigan residents add 4% sales tax) $ _____

YOUR ADDRESS (Please Print)

Name _____
Street _____
City _____ State _____ Zip _____
Daytime telephone number _____

FOR CREDIT CARD ORDERS ONLY

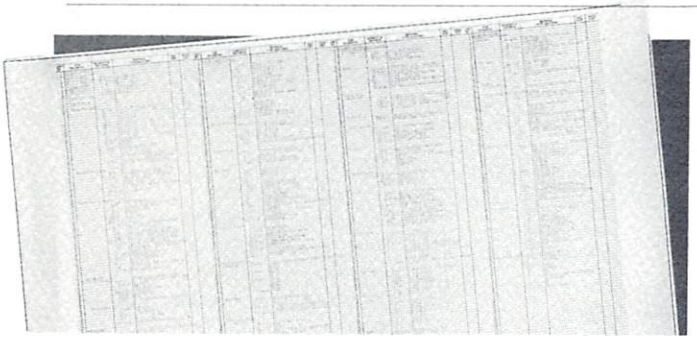
Please fill in the boxes below:

Credit card number Exp. Date: Month/Year

☐ VISA ☐ MasterCard

Signature

Order Form Key
TB14BP



MATERIALS LIST

If you choose, we can provide a materials take-off for your plan. An important part of the building package, this list outlines the quantity, type, and size of everything needed to build your house (with the exception of mechanical materials). Included are:

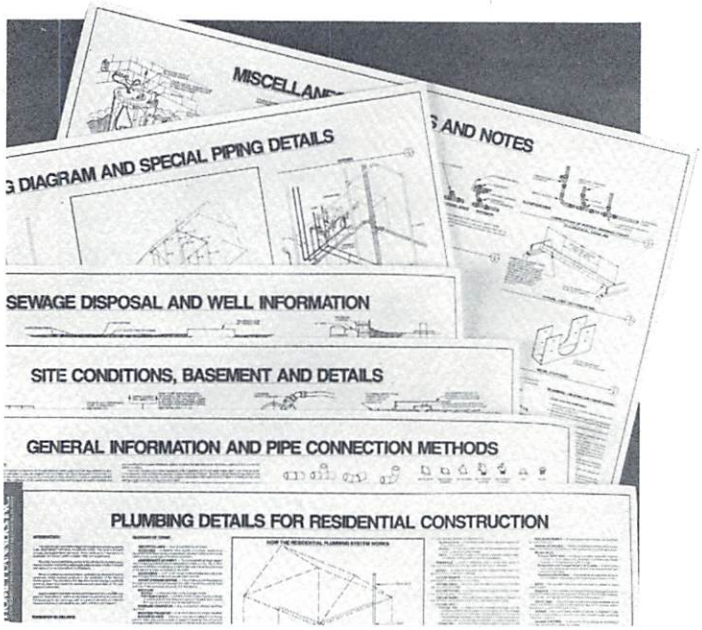
- masonry, veneer, and fireplace;
- framing lumber;
- roofing and sheet metal;
- windows and door frames;
- exterior trim and insulation;
- tile and flooring;
- interior trim;
- kitchen cabinets;
- rough and finish hardware.

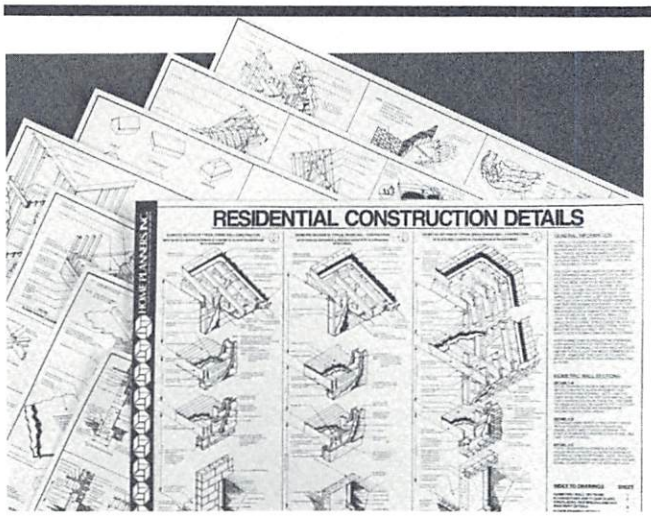
The list, which you pay for only once no matter how many blueprints you order, is not only a directory of the products destined for your house, it's a useful tool, as well. It can help you cost out materials and serve as a handy reference sheet when you're compiling bids. And it can help coordinate the substitution of building materials when you need to meet local codes, use available supplies, satisfy personal preferences, and the like.

(Because of differing codes and methods of installation, our lists don't include mechanical materials and specifications. To get the necessary take-offs, consult local heating, plumbing, and electrical contractors or a local lumberyard or building supply center. Materials lists are not sold separately from the Blueprint Package.)

PLUMBING DETAILS

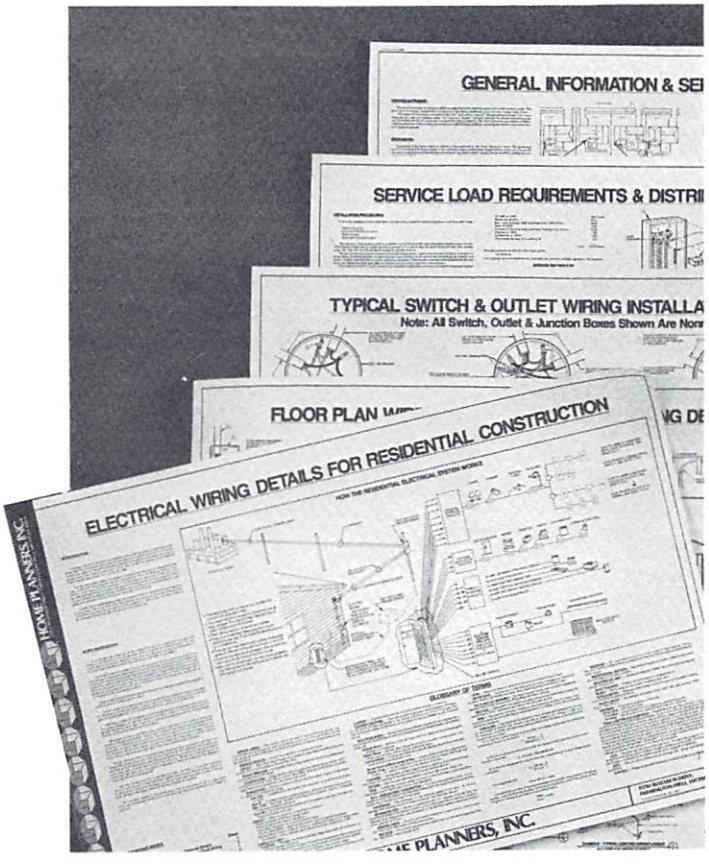
The Basic Blueprint Package includes locations for all the plumbing fixtures in your house, including sinks, lavatories, tubs, showers, toilets, laundry trays and water heaters. If you want to find out more about the intricacies of household plumbing, these 24 x 36-inch drawings—six individual, fact-packed sheets—will prove to be remarkably useful tools. Prepared to meet requirements of the National Plumbing Code, these valuable Plumbing Details show pipe schedules, fittings, sump-pump details, water-softener hookups, septic system details and many more. Sheets are bound together and color coded for easy reference. A glossary of terms is included.





CONSTRUCTION DETAILS

The Basic Blueprint Package contains everything an experienced builder needs to construct a particular plan. However, it doesn't show all the different ways building materials come together to form a house, or all construction techniques used by skilled artisans. To show you a variety of additional techniques and materials, we also offer a complete set of detail drawings that depict—in an exquisitely precise way—the materials and methods used to build foundations, fireplaces, walls, floors, and roofs. What's more, where appropriate, the drawings depict acceptable alternatives. For the advanced do-it-yourselfer, owner-builder-to-be, or the inquisitive home planner, these construction details are the perfect complement to the basic package.



ELECTRICAL DETAILS

The Basic Blueprint Package shows positions for every electrical switch, plug, and outlet. However, our Electrical Details go further to take the mystery out of household electrical systems. These comprehensive 24 x 26-inch drawings come packed with helpful details. Prepared to meet requirements of the National Electrical Code, the six fact-filled sheets cover a variety of topics including appliance wattage, wire sizing, switch-installation schematics, cable-routing details, doorbell hookups, and many others. Sheets are bound together and color coded for easy reference. A glossary of terms is also included.

Our plumbing, electrical and construction details can be remarkably useful tools. Although we don't recommend that you attempt intricate plumbing or electrical installations, or complicated building projects, these drawings will help you accomplish certain tasks and will give you and your family a thorough working knowledge with which to deal confidently with subcontractors.

TO ORDER, SEE PAGE 187

PLAN-A-HOME™

Plan-A-Home™ is a very useful tool. It's an easy-to-use product that will help you design a new home, arrange furniture in a new or existing home or plan a remodeling project. Each package contains:

- more than **700 planning symbols** on a self-stick vinyl sheet, including walls, windows, doors, furniture, kitchen components, bath fixtures, and many more. All are made of a durable, peel-and-stick vinyl you can use over and over;
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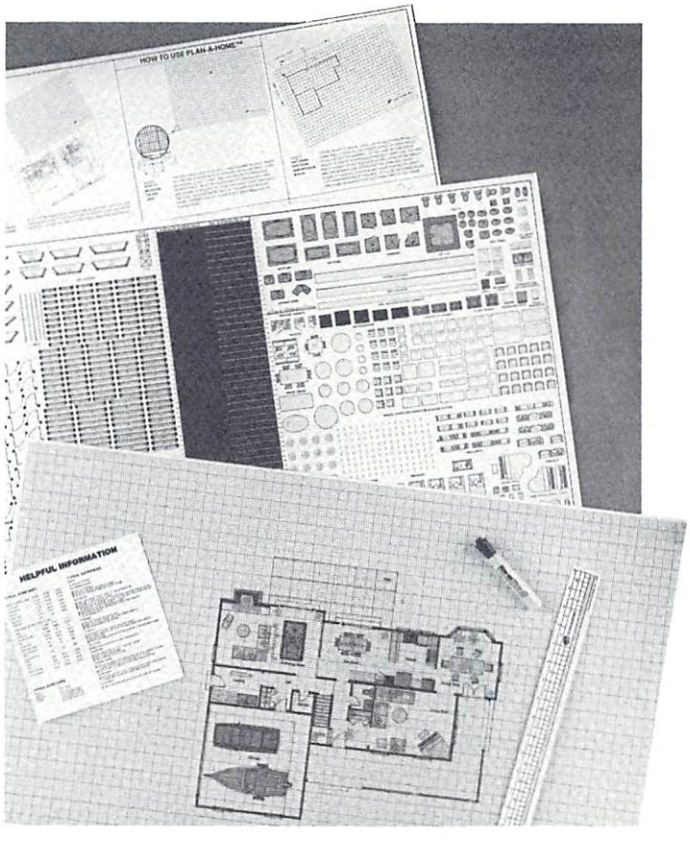

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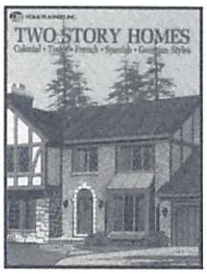

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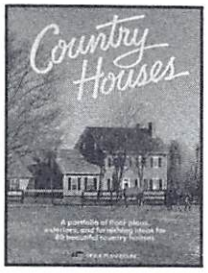

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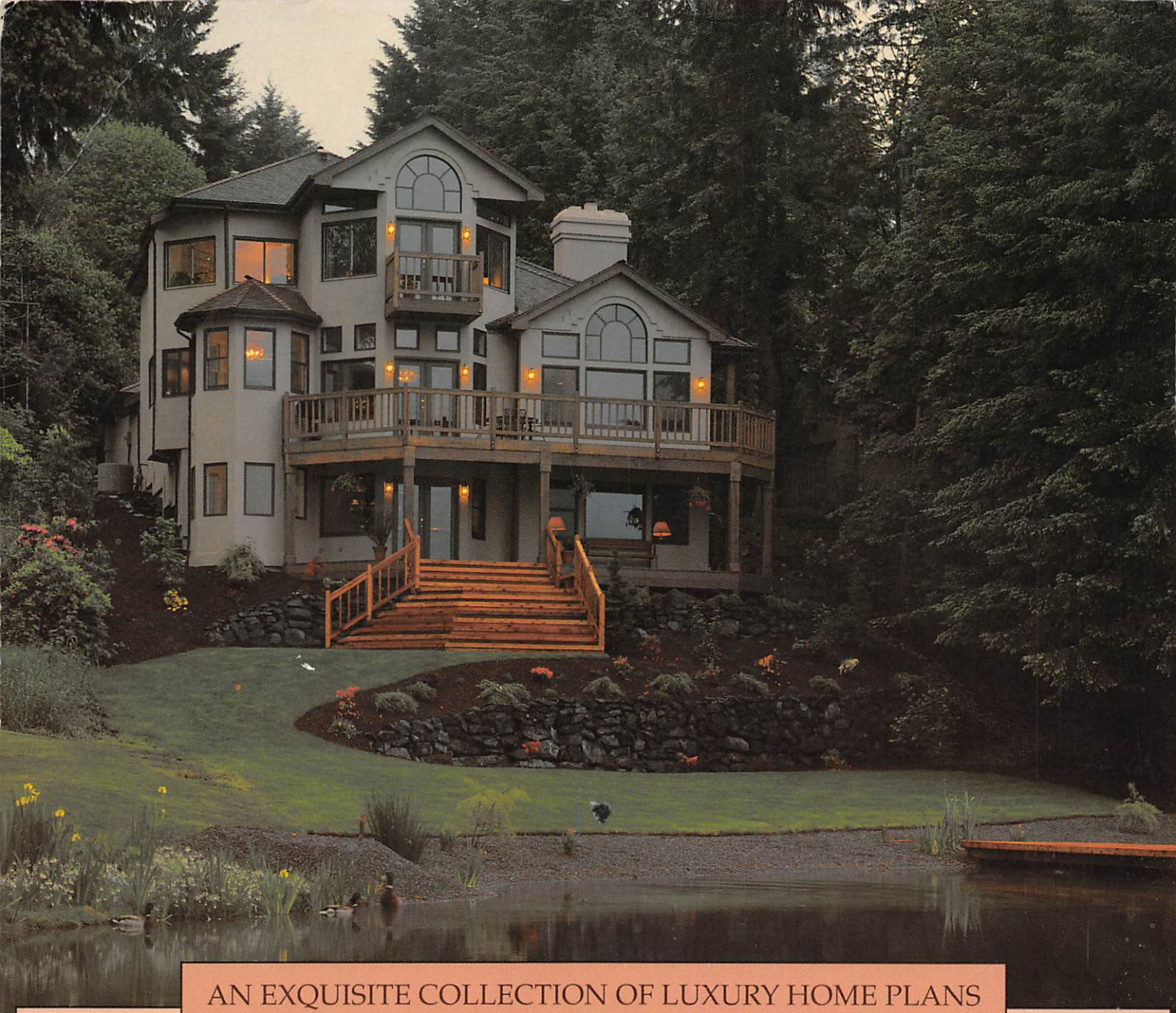

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